

## WORK SESSION AGENDA

1. Call to Order 5:30 p.m.
2. City Manager Walt Wrede to Speak About Safe Streets.
3. Discussion of Items on the Regular Meeting Agenda
4. Discussion of the Comprehensive Plan in the Baycrest Area **pg. 31**
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 16, 2013 meeting **pg. 1**
- B. Decisions and Findings for CUP 13-09. Request to build a cabin in addition to an existing home at 3651 Sterling Hwy. **pg. 5**
- C. Decisions and Findings for CUP 13-10. Request to build a single family home in addition to an existing cabin at 4914 Kachemak Drive. **pg. 11**
- D. Decisions and Findings for CUP 13-11. Request for a reduction of the setback from a dedicated right-of-way at 203 W. Pioneer Ave. **pg. 15**

### 6. Presentations

### 7. Reports

- A. Staff Report PL 13-84, City Planner's Report **pg. 21**

### 8. Public Hearings

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

### 9. Plat Consideration

### 10. Pending Business

### 11. New Business

- A. Staff Report PL 13-86 Review of Bylaws **pg. 25**
- B. Staff Report PL 13-87 Draft Ordinance 2013-42 Amending the Definition of "Discontinued" in Homer City Code 21.61.015, Definitions, to Extend Time Required to Discontinue a Nonconforming Use from 12 Months to 24 Months. **Pg. 29**
- C. Staff Report PL 13-88 Discussion of the Comprehensive Plan in the Baycrest Area **pg. 31**
- D. Memo from City Clerk Re: 2014 Meeting Schedule **pg. 33**

### 12. Informational Materials

- A. Homer Arts and Culture Alliance Letter **pg. 41**

**13. Comments of the Audience**

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

**14. Comments of Staff**

**15. Comments of the Commission**

**16. Adjournment**

Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Next regular meeting is scheduled for December 4, 2013. A work session will be held at 5:30 pm.

Session 13-15, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on October 16, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, SLONE, SONNEBORN, VENUTI

ABSENT: BOS, STEAD

STAFF: PLANNING TECHNICIAN ENGBRETSSEN  
DEPUTY CITY CLERK JACOBSEN

### **Approval of Agenda**

HIGHLAND/SLONE SO MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Public Comment**

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

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 October 2, 2013 meeting

HIGHLAND/SLONE SO MOVED TO APPROVE THE CONSENT AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Presentations**

### **Reports**

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 16, 2013

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

Acting City Planner Engebretsen reviewed the staff report.

There was brief discussion of the upcoming Planning Commissioner Training in Anchorage in November. They also talked about scheduling speakers starting in December to present to the Commission.

**Public Hearings**

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

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

SLONE/HIGHLAND MOVED TO POSTPONE ACTION TO THE NOVEMBER 6<sup>TH</sup> REGULAR MEETING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Plat Consideration**

A. Staff Report Stream Hill Park Unit 2, Resubdivision of lots 35 and 45

This item was pulled at the request of the applicant.

**Pending Business**

A. Staff Report PL 13-82 Comprehensive Plan Review

Acting City Planner Engebretsen reviewed the staff report and said that she will prepare a new list with the comments from the worksession.

Commissioner Sonneborn expressed interest in establishing a way for neighborhood property to be able to have pedestrian zones, speed bumps, and narrower lanes. Her focus for the top five commission work list items is to make Homer more pedestrian friendly. Acting City Planner Engebretsen said she will have more information when the Commission discusses the safe street standards.

There was brief discussion regarding an Old Town overlay district. Mrs. Engebretsen explained that she shared information about establishing a district if they want to in the future and they can talk to Ms. Allen when she comes to present to the Commission after the first of the year.

The group agreed to continue discussion on the comp plan priorities when there is a full Commission.

### **New Business**

#### A. Staff Report PL 13-83 Safe Street Standards

Acting City Planner Engebretsen said she will have more information to provide to the Commission at their next meeting and they agreed to take it up at that time.

There was brief discussion about the City's Special Assessment District process for road improvements, a process that was recently used to improve Crittenden Road and is an option for the Mattox Street neighborhood. Mrs. Engebretsen encouraged the group to take notice of those improvements when they are passing by.

Commissioner Highland and Mrs. Engebretsen agreed to talk about this prior to the Transportation Advisory Committee meeting to have some information for the Committee to discuss.

### **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
- B. KPB Plat Committee Notice of Decision for the following Preliminary Plats:
  - Rumley-Collie Subdivision Eight Preliminary Plat
  - Harrington Heights 2013 Replat Preliminary Plat
- C. Good Neighbor Lighting
- D. City Manager's Report for Oct. 14, 2013 City Council Meeting
- E. Budget Message for Fiscal Year 2014 from City Manager
- F. Memorandum 13-138 from Fire Chief, Re: Fire Department Budget Requests

### **Comments of the Audience**

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

None

### **Comments of Staff**

None

### **Comments of the Commission**

Commissioner Sonneborn commented there have been several meetings where they have tried to talk about what direction they are going to take with their time and she would really like to see them choose something and start working on it. If it is within their role, work on how they can work to make Homer more pedestrian friendly and non-motorized vehicle friendly town.

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 16, 2013

There was discussion among the group about the Commission's role and the Transportation Advisory Committee's role in this concept. It was noted that since the Committee meets quarterly, it might be better for the Commission to pursue it, if it is appropriate since they meet regularly, and a joint meeting was suggested for the November committee meeting. Deputy City Clerk Jacobsen said she would give this feedback to the committee Chair to see how she would like to proceed.

**Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 7:08 p.m. The next regular meeting is scheduled for October 16, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

\_\_\_\_\_  
MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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





# City of Homer

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

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## HOMER ADVISORY PLANNING COMMISSION Meeting of October 2, 2013

RE: Conditional Use Permit (CUP) 13-09  
Address: 3651 Sterling Highway  
Legal: Lot 2B Bouman's Bluff 2010 Replat

### DECISION

#### Introduction

John Bouman ("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 proposes to construct two dwellings on 1.83 acres; a primary residence and a rentals cabin. The lot fronts the Sterling Highway and is served by well and septic.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on October 2, 2013. Notice of the public hearing was published in the local newspaper and sent to nine (9) property owners of five (5) parcels.

At the October 2, 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

There was one resident that provided public testimony citing a concern for the Applicant to conform to down lit lighting standards. The Applicant testified that he will provide documentation that he is providing a "class C" well for compliance with the requirement of providing a public water system. He also responded to his intent to comply with down lit lighting standard.

#### Findings of Fact

- 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.

Analysis: Rural Residential district is regulated by HCC 21.12.040 which requires 20,000 square feet, plus 20,000 square feet for each additional dwelling that is served by a public water supply. Condition 1 requires that the applicant provide documentation that the existing well meets Alaska Dept. of Environment Conservation requirements for a public water supply per HCC 21.12.040 (a)(s)(i).

**Condition 1:** Prior to issuance of a Zoning Permit to construct an additional dwelling, the applicant to provide documentation that:

*"The lot is served by public water supply approved by the State Department of Environmental conservation;" per HCC 21.12.040(a)(s)(i) Rural Residential Dimensional Requirements.*

**Finding 5:** Public services and facilities will be in place prior to the occupancy.

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.** With the approval from Dept. of Conservation for a public water supply the proposal will not be unduly detrimental to the health, safety and welfare of the surrounding area.

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

**Finding 8:** This proposal will 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.** The proposed structure is approximately 100 ft from the top of the bluff.
2. **Fences, walls and screening.** No specific conditions deemed necessary.
3. **Surfacing of vehicular ways and parking areas.** No specific conditions deemed necessary.
4. **Street dedications and improvements (or bonds).** No specific conditions deemed necessary.
5. **Control of points of vehicular ingress and egress.** No specific conditions deemed necessary.
6. **Special restrictions on signs.** Maximum of four (4) square feet per HCC 21.60.060.
7. **Landscaping.** No specific conditions deemed necessary.

8. **Maintenance of the grounds, and buildings.** No specific conditions deemed necessary.
9. **Control of noise, vibration, odors, lighting or other similar nuisances.** No specific conditions deemed necessary.
10. **Limitation of time for certain activities.** No specific conditions deemed necessary.
11. **A time period within which the proposed use shall be developed and commence operation.** No specific conditions deemed necessary.
12. **A limit on total duration of use or on the term of the permit, or both.** No specific conditions deemed necessary.
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. No specific conditions deemed necessary.
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.** No specific conditions deemed necessary.

**Conclusion**

Based on the foregoing findings of fact and law, Conditional Use Permit 13-09 is hereby approved with Findings 1-10 with one Condition.

**Condition 1:** Prior to issuance of a Zoning Permit to construct an additional dwelling, the applicant to provide documentation that:

*“The lot is served by public water supply approved by the State Department of Environmental conservation;” per HCC 21.12.040(a)(s)(i) Rural Residential Dimensional Requirements.*

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 Bouman  
3651 Sterling Highway  
Homer, AK 99603

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

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





## City of Homer

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### HOMER ADVISORY PLANNING COMMISSION Meeting of October 2, 2013

RE: Conditional Use Permit (CUP) 13-10  
Address: 4914 Kachemak Drive  
Legal: GOVT LOT 17 EAST OF KACHEMAK DRIVE

### DECISION

#### Introduction

Charles and Debbie Rehder ("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 proposes to construct two dwellings on 0.88 acres. The lot is served by a paved road and city water and sewer service.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on October 2, 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 October 2, 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 spoke at the public hearing. There were no others who testified.

#### **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 an 18' setback from the top of the bank.
2. **Fences, walls and screening.** No specific conditions deemed necessary.
3. **Surfacing of vehicular ways and parking areas.** No specific conditions deemed necessary.
4. **Street dedications and improvements (or bonds).** No specific conditions deemed necessary.
5. **Control of points of vehicular ingress and egress.** No specific conditions deemed necessary.
6. **Special restrictions on signs.** Maximum of four (4) square feet per HCC 21.60.060.
7. **Landscaping.** No specific conditions deemed necessary.
8. **Maintenance of the grounds, and buildings.** No specific conditions deemed necessary.
9. **Control of noise, vibration, odors, lighting or other similar nuisances.** No specific conditions deemed necessary.
10. **Limitation of time for certain activities.** No specific conditions deemed necessary.
11. **A time period within which the proposed use shall be developed and commence operation.** No specific conditions deemed necessary.
12. **A limit on total duration of use or on the term of the permit, or both.** No specific conditions deemed necessary.
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. No specific conditions deemed necessary.
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.** No specific conditions deemed necessary.

**Conclusion**

Based on the foregoing findings of fact and law, Conditional Use Permit 13-10 is hereby approved with Findings 1-10.

Date: \_\_\_\_\_

\_\_\_\_\_  
Chair, Franco Venuti

Date: \_\_\_\_\_

\_\_\_\_\_  
City Planner, Rick Abboud

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Date: \_\_\_\_\_

\_\_\_\_\_  
Travis Brown, Planning Clerk

Charles and Debbie Rehder  
P.O. Box 2065  
Homer, AK 99603

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

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



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## HOMER ADVISORY PLANNING COMMISSION Meeting of October 2, 2013

RE: Conditional Use Permit (CUP) 13-11  
Address: 203 W. Pioneer Ave.  
Legal: CHAMBERLAIN & WATSON SUB PLAT OF TR A TRACT A

### DECISION

#### Introduction

Dr. Todd Boling (the "Applicant") applied to the Homer Advisory Planning Commission (the "Commission") under Homer City Code HCC 21.18.040(b)(4) for approval to construct into the 20 foot building setback area. The property is zoned Central Business District pursuant to Homer City Code 21.18.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on October 2, 2013. Notice of the public hearing was published in the local newspaper and sent to 30 property owners of 35 parcels.

At the October 2, 2013 meeting of the Commission, the Commission voted to approve the request with six Commissioners present, and six Commissioners voted in favor of the conditional use permit.

After due consideration of the evidence presented, the Homer Advisory Planning Commission, hereby makes the following findings of fact and conclusions of law.

#### Evidence Presented

The applicant provided testimony. No public testimony was provided.

**The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030 and 21.71.040.**

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

**Finding 1:** Homer City Code authorizes reduced setbacks in the CBD per HCC 21.18.040(b)(4).

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 structure is designed to support professional services which are compatible with the 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 property will not be negatively affected.

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

**Finding 4:** The proposed use is compatible with the existing uses along Pioneer Avenue.

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 to serve the proposed use. A paved road along with city water and sewer service the site.

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 scale, bulk and density of the project are in harmony with the CBD.

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

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

**Finding 8:** The renovation project requires approve by the State Fire Marshal Office prior to construction. The proposal will comply with all applicable regulations and conditions through the permitting process.

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

**Finding 9:** This proposal is not contrary to the goals and objectives of the Comprehensive Plan it expands appropriate development to a business district well served by existing infrastructure.

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

**Finding 10:** The proposal will have compliance with reasonable applicable provisions of the CDM.

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.** NA
2. **Fences, walls and screening.** Screen dumpster on three sides.
3. **Surfacing of vehicular ways and parking areas.** Parking areas are paved.
4. **Street and road dedications and improvements (or bonds).** NA
5. **Control of points of vehicular ingress and egress.** NA - existing.
6. **Special restrictions on signs.** Signage onsite needs review and a permit for compliance with current standards.
7. **Landscaping.** Landscaping plan to be designed and implemented within 18 months of approved zoning permit.
8. **Maintenance of the grounds, buildings, or structures.** NA
9. **Control of noise, vibration, odors, lighting or other similar nuisances.** NA
10. **Limitation of time for certain activities.** NA
11. **A time period within which the proposed use shall be developed.** 18 months from issuance of zoning permit.
12. **A limit on total duration of use or on the term of the permit, or both.** NA
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. The existing building along with proposed improvement falls into the 20 foot setback from Greatland Street. The dimensions represented by the applicant shall not be altered within the 20 foot setback without amendment of this CUP.
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.** NA

**Condition 1.** Improvements to the exterior of the improvement fit within community design guidelines stated above.

**Condition 2.** Applicant to provide 45 linear feet of plantings generally oriented towards Greatland Street from the improvement.

**Condition 3.** The dumpster shall be enclosed with a three-sided, 6 ft high wood, stone or brick enclosure.

**Condition 4.** Landscaping plan to be designed and implemented within 18 months of approved zoning permit.

**Condition 5.** The dimensions represented by the applicant shall not be altered within the 20 foot setback without amendment of this CUP.

**Conclusion**

Based on the foregoing findings of fact and law, Conditional Use Permit 13-03 is hereby approved, with findings 1-10 and conditions 1-5.

Date: \_\_\_\_\_

\_\_\_\_\_  
Chair, Franco Venuti

Date: \_\_\_\_\_

\_\_\_\_\_  
City Planner, Rick Abboud

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Date: \_\_\_\_\_

\_\_\_\_\_  
Travis Brown, Planning Technician

Todd Boling  
203 W. Pioneer Avenue  
Homer, AK 99603

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

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







# City of Homer

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

## Planning

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Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

### STAFF REPORT PL 13-84

TO: Homer Advisory Planning Commission  
FROM: Planning staff  
MEETING: November 6, 2013  
SUBJECT: City Planner's Report

The Planning Office is in the process of registering commissioners for the 2013 Alaska State Planning Conference which will be held in Anchorage November 17-19<sup>th</sup>, Sunday –Tuesday at the Captain Cook Hotel. City has funds for registration only. Commissioners Sonneborn, Slone and Venuti are registered. If you'd like to attend, contact Travis and he will register and pay your registration fees. Please let Travis know by Thursday, November 14<sup>th</sup>.

### 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.  
**Consent Agenda, Approved**
- Resolution 13-102, A Resolution of the Homer City Council Restoring the Irrevocable Grandfather Rights Back to the Bay View Inn. Zak. Recommend adoption.  
**Failed, with discussion**
- 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.
- **Consent Agenda, Approved**

### **City Council October 28, 2013 Meeting Agenda Items:**

- Ordinance 13-42, An Ordinance of the City Council of Homer, Amending the Definition of “Discontinued” in Homer City Code 21.61.015, Definitions, to Extend Time Required to Discontinue a Nonconforming Use from 12 Months to 36 Months. Zak. Recommended dates: Introduction October 28, 2013, Refer to Planning Commission, Public Hearing and Second Reading November 25.  
**Amended 36 months to 24 months.**  
**Adopted as Amended with discussion**

### **City Manager’s Report October 28, 2013**

City Manager Wrede announced a road closure of East End Road between town and Kachemak Drive due to a landslide. Traffic has been diverted on Kachemak Drive.

There is opportunity to apply for a Homeland Security Grant of \$83,000. If awarded, the funds would be used to purchase a backup generator at the library. There is no match required. The Library has been identified as an important building in the Emergency Operations Plan; it could be a potential Emergency Operations Center.

The Kachemak Bay State Park Advisory Committee passed a motion to submit an application to have Kachemak Bay State Park designated as a dark sky park. They have asked for a letter of support from Council. City Manager Wrede will bring the request to Council as a resolution at the November 25<sup>th</sup> meeting. A representative from Kachemak Bay State Park will be present at the next meeting.

Public Works Project Manager Dan Nelsen reported on the status of several city projects include:

- Downtown and Spit restrooms
- Harbor restroom shelter guard shacks at Lands End and the Deep Water Dock
- Spit Trail and Deep Water Dock Trail
- Paving of Deep Water Dock parking lot and bus area
- System 5 electrical improvements
- Boardwalk revitalization
- Karen Hornaday Park new shelter construction
- Crittenden/Waddell road paving project
- Redwood Tank removal project

There are currently 23 ongoing construction projects.

City Manager Wrede will follow through on the resolution sent to the Borough on the deed restriction for the HERC building.

**Attachments:** Recap of Comprehensive Plan review from the October 2<sup>nd</sup> and 16<sup>th</sup> meetings. Conversation to be resumed when more Commissioners are present...January?



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### MEMORANDUM

TO: Homer Advisory Planning Commission  
FROM: Julie Engebretsen, Planning Technician  
DATE: October 31, 2013  
SUBJECT: Comprehensive Plan Review Notes

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The goal is to come up with a short list of topics the Commission would like to work on. During the October work sessions, Commissioners provided the following priorities. The Commission also requested staff's short list.

**Next Steps:** Revisit this list when more Commissioners are present. (December? January?)  
Commission to decide on top and bottom priorities to work on over the next 6-9 months.

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, LEED and building efficiency, incentives for Green Infrastructure development, City water delivery outside city limits, transfer of development rights.
- 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, cisterns/holding tanks and lot size, 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. Cluster development, onsite septic standards/cisterns, RR district and rural character, minimum lot size in RR to be able to establish rural character, Spit 25 ft building height limit, lease policies.

**Next Steps:** Revisit this list when more Commissioners are present. (December? January?)  
Commission to decide on top and bottom priorities to work on over the next 6-9 months.



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### Staff Report 13-86

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: November 6, 2013  
SUBJECT: Review of Bylaws

---

The Planning Commission needs 4 Commissioners present to hold a meeting. A majority plus one (5) is required to pass a conditional use permit or a variance. When a Commissioner has missed too many meetings, they lose their seat on the Commission.

### Requested actions:

1. Review the requirement for five yes votes to approve a conditional use permit or variance.
2. Review the attendance policy to determine if it's still acceptable to the Commission.

### Issue

We don't expect to have 5 Commissioners available for the last meeting in October or the first and only meeting in November. I consulted our attorney for options regarding not expecting at least 5 Commissioners to be available for 2 meetings in a row. We need to hold hearings and write decisions on quasi-judicial items on our agenda. Quasi-judicial items require 5 affirmative votes to pass and we only have 4 Commissioners available for the meetings. In most instances we are able to carry on with business at the next meeting. If we are short Commissioners one time we can meet our obligation of getting a decision. If we are short for two meetings it becomes more challenging to meet our timeline found in code. Applicants also perceive these delays as inconvenient.

### Considerations:

*Telephonic participation:* While I thought that this might be a solution, I have found that our attorney found evidence that it is not acceptable to participate in a quasi-judicial matter telephonically.

*Majority plus one:* The Commission could remove the majority plus one requirement in favor of a simple majority. I may have to do more research to find why this was made a rule as I do not believe anyone currently serving on the Commission played a role in making the rule. At this time, I have no objection to amending the bylaws and City Code so that a variance or conditional use permit could be approved with a simple majority.

*Commissioner absence:* A Commissioner's seat may be vacated for the following reasons. Number 5 does become a concern, especially if telephonic participation is not an option. Perhaps amendment to the three consecutive meetings is warranted. Staff does not

recommend any change to the six meeting absences per calendar year maximum. Overall, the Commission needs to have enough Commissioners to conduct business during all regular scheduled meetings. If too many Commissioners miss too many meetings, it becomes difficult to meet the community needs in the timeframe the public would like.

### **Bylaw excerpt**

#### **O. Vacancies:**

A Commission appointment is vacated under the following conditions and upon the declaration of vacancy by the Commission. The Commission shall declare a vacancy when the person appointed:

1. Fails to qualify;
2. Fails to take office within thirty days after his/her appointment;
3. Resigns and the resignation is accepted;
4. Is physically or mentally unable to perform the duties of his/her office;
5. Misses three consecutive or six regular meetings in a calendar year; or
6. Is convicted of a felony or of an offense involving a violation of his/her oath of office.

**Staff recommendation:** Hold discussion on options and make recommendation to be reviewed after amendments in Bylaws and Policies and Procedures are displayed at next meeting.

1. Possible amendment of Bylaws and City Code to allow a vote of four to approve a conditional use permit or variance.
2. Increase the number of consecutive meetings that may be missed to four.

**Attachment:** Memorandum Bylaw and Code Excerpts



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### MEMORANDUM

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: November 6, 2013  
SUBJECT: Bylaw and Code Excerpts

---

#### Item C Bylaws

All Commission members should be physically present at the designated time and location within the City for the meeting. Teleconferencing is not permitted.

#### K. Quorum; Voting:

Conditional use permits and zoning variances require a majority plus one vote.

#### Chapter 21.71 Conditional Use Permit

- 21.71.050 Commission Hearing and Procedures. a. When the application is determined to be complete, the City Planner shall schedule a public hearing before the Planning Commission and provide notice of the application as specified in HCC Chapter 21.94. The public hearing shall be held within 45 days after determining the application is complete.
- b. The Commission shall, within 45 days of the close of the public hearing, approve, approve with conditions, or disapprove the application. The Commission shall promptly issue written findings and reasons supporting its decision.
- c. In the event the Commission fails to act within 45 days of the close of the public hearing, the application is considered approved with such conditions or limitations as may have been recommended by the City Planner. The applicant for a conditional use permit may consent in writing to extend the period for action by the Commission.
- d. Approval of the conditional use shall require the affirmative vote of five members of the Commission.
- e. If a conditional use permit is denied, the written findings and reasons for that decision shall be approved by those who voted against the permit, even if the number against is less than a majority of the Commission. (Ord. 08-29, 2008).







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### Staff Report 13-87

TO: Homer Advisory Planning Commission

FROM: Rick Abboud, City Planner

DATE: November 6, 2013

SUBJECT: Draft Ordinance 2013-42 Amending the Definition of "Discontinued" in Homer City Code 21.61.015, Definitions, to Extend Time Required to Discontinue a Nonconforming Use from 12 Months to 24 Months.

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### Introduction

The Commission recently weighed in on making an exception to the definition of "discontinued" and did not recommend that a specific exception be made for the time it may take to deal with the death of an "operator." This was upheld and voted down by the City Council. Since this was a legislative change, I did not want to introduce a particular situation that this was to remedy. Rather we should look at how this affects all possible circumstances.

At the October 14<sup>th</sup> meeting of the City Council, (after resolution 13-102 failed to grant specific relief of code to the Bayview Inn) a directive was issued to direct the Planning Commission to look at a more universal solution that takes a look at the continuance of nonconformities in general as it affects the entire city.

Then at the subsequent City Council meeting held October 28<sup>th</sup>, Councilman Zak introduced Ordinance 13-42, proposing to extend the term in which a nonconformity could be discontinued and resumed from 12 to 36 months. Council amended this to 24 months rather than the proposed 36 months.

This staff report will attempt to address a universal solution as well as Councilman's Zak's proposal.

### Background

As you all know by now, the issue of the death of an owner/operator has resulted in a business becoming unviable after it was nonconforming and not resumed within the 12 months now allowed in code. The business is one defined as a motel.

"Hotel" or "motel" means any building or group of buildings containing six or more guest rooms that are used, rented or hired out to be occupied for sleeping purposes by guests. "Hotel" or "motel" also means any building or group of buildings containing five or less guest rooms that are used, rented or hired out to be occupied for sleeping purposes by more than fifteen guests. The terms "hotel" and "motel" exclude bed and breakfast, rooming house, dormitory, shelter for the homeless, and hostel.

1. A hotel is not a permitted or conditionally permitted use in the residential district.
2. The hotel is found near an area that discussion has been had about the possibility of a zoning change to a commercial zone.
3. Councilman Zak proposes that any use be allowed to be discontinued for up to 24 months, up from the 12 currently allowed.

## **Discussion**

### **Hotel**

Hotels could be considered for a conditional use permit in the Rural Residential District. A hotel is certainly something not traditionally found in the RR district, although there are several in ours, whether a collection of cabins or a more traditional single structure. A conditional use permit can be reviewed and noticed for the neighborhood input. Special conditions could be considered. It also would give an option for those businesses that have evolved into hotel. It is not much of a stretch to compare some rather large bed and breakfast operation to having the impact of small hotels.

### **Zoning Classification**

Thoughts have been expressed about the possibility of up zoning to a commercial district along upper Baycrest. There are several commercial operations in the vicinity. The neighborhood could be noticed and given a chance to provide input on this option. It would also open up the opportunity for more signage for business.

Both of the above options would take some time to be taken to notice property owners and get them in for feedback.

### **24 months**

Currently, the 12 months found in code before a discontinued use has to be resumed is the standard of most all communities who wish to eventually see an end to such uses. The Council shaved the proposal down to 24 from 36, which I believe was a step in the right direction. But curiously, does not offer relief to the Bayview Inn, which I am not sure that the council may realize. I do not particularly support or oppose this option. If it is found that the Commission wishes to consider a longer period of inactivity prior to losing the right to continue a nonconforming use, I suggest considering 18 months also.

No one has come forth and offered testimony as to why exactly this amendment is necessary. Discussion of the hotel and zoning classification options can be considered part of the Comprehensive Plan review. While there may be some compelling evidence for extending the time nonconforming uses have to resume operation, I am unfamiliar with them, other than it may take more than 12 months to deal with a transfer after death of an owner/operator. So, I really have little contribution as to how 24 months may be preferred over 18 or even 12 months. I look forward to the Commission's insight, especially if no one shows up to testify.

### **Staff recommendation:**

1. Discuss whether nonconforming uses city wide should be allowed to re-open up to 24 months after they are discontinued.
2. Schedule a public hearing for the December 4<sup>th</sup> 2013 HAPC meeting.



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### Staff Report 13-88

TO: Homer Advisory Planning Commission  
FROM: Julie Engebretsen, Planning Technician  
DATE: November 6, 2013  
SUBJECT: Comprehensive Plan in the Baycrest Area

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#### Introduction

In recent months, there has been a lot of discussion at the Council level about the nonconforming status of the Bay View Inn. This particular business is one of several commercial activities in the area. Broadly speaking, this area is along the Sterling Highway between Mt Augustine Drive, northwest to the City Limits. During the 2008 Comprehensive Plan process, the City didn't spend much time looking at this neighborhood. Regardless of this particular business, staff recognizes this part of the community may need a closer look as we consider Homer's long term growth.

Amending the land use component of the Comprehensive Plan is a lengthy process; it involves public meetings and hearings. But it is something that can be done, and likely within the current Planning budget.

**Staff recommendation:** Discuss if the Commission would like to review the Comprehensive Plan for this area, and potentially consider an update to the Comprehensive Plan.





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### MEMORANDUM

TO: COUNCIL'S ADVISORY BODIES

FROM: JO JOHNSON, CITY CLERK

DATE: OCTOBER 30, 2013

SUBJECT: 2014 MEETING SCHEDULE

Please review the 2014 meeting schedule for your Advisory Body and approve with or without amendments. The draft resolution includes the entire 2014 meeting schedule. The resolution will be presented to Council on December 9, 2013 for adoption.

A memo or excerpt from the meeting minutes noting the action by your advisory body is requested. Please return this to the City Clerk by December 3, 2013.

Thank you!



**CITY OF HOMER  
HOMER, ALASKA**

City Clerk

**RESOLUTION 13-xx**

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA, ESTABLISHING THE 2014 REGULAR MEETING SCHEDULE FOR THE CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY COMMISSION, LIBRARY ADVISORY BOARD, PARKS AND RECREATION ADVISORY COMMISSION, ADVISORY PLANNING COMMISSION, PORT AND HARBOR ADVISORY COMMISSION, LEASE COMMITTEE, PERMANENT FUND COMMITTEE, PUBLIC ARTS COMMITTEE AND TRANSPORTATION ADVISORY COMMITTEE.

WHEREAS, Pursuant to Homer City Code Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Advisory Commissions, and the Library Advisory Board meetings; and

WHEREAS, The public is informed of such meetings through the kiosks located at Captain's Coffee, Harbormaster's Office, Redden Marine Services of Homer, and the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Home Page on the Internet, and postings at the Clerk's Office at City Hall, and the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

42 WHEREAS, This Resolution does not preclude additional meetings such as emergency  
 43 meetings, special meetings, worksessions, and the like; and

44  
 45 WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the  
 46 Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

47  
 48 NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2014 meeting  
 49 schedule is established for the City Council, Economic Development Advisory Commission,  
 50 Library Advisory Board, Parks and Recreation Advisory Commission, Advisory Planning  
 51 Commission, Port and Harbor Advisory Commission, Lease Committee, Permanent Fund  
 52 Committee, Public Arts Committee and Transportation Advisory Committee of the City of  
 53 Homer, Alaska, as follows:

54  
 55 Holidays - City Offices closed:

January 1*, New Year's Day, Wednesday	February 17*, Presidents' Day, the third Monday	March 31*, Seward's Day, last Monday	May 26*, Memorial Day, last Monday	July 4*, Independence Day, Friday	September 1*, Labor Day, first Monday
October 17*, Alaska Day, Friday	November 11*, Veterans Day, Tuesday	November 27* Thanksgiving Day, Thursday	November 28*, Friday, the day after Thanksgiving	December 25*, Christmas, Thursday	

56  
 57 \*Indicates holidays - City offices closed.

58 \*\*If on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the  
 59 preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel  
 60 Rules and Regulations.

61  
 62 CITY COUNCIL (CC)

January 13, 27	February 10, 24	March 10, 24*	April 14, 28	May 12, 27*	June 9, 23
July 14***, 28	August 11, 25	September 8, 22	October 7 Election	October 13, 27, for Oath of Office 20	Canvass Board October 10 or 13
November 4 Run- Off Election	November 10**, 24	December 8****	December 15***** if needed		

63  
 64 City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50  
 65 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each



66 month at 6:00 p.m. \*\*\*The City Council traditionally reschedules regular meetings that fall on  
 67 holidays or High School Graduation days, for the following Tuesday. Council will not conduct  
 68 a First Regular Meeting in July.

69  
 70 AML Annual Conference Week is tentatively scheduled for November 17 – 21, 2014.

71 \*Tuesday meeting due to Seward’s Day/Memorial Day/Veterans Day.

72 \*\*There will be no First Regular Meeting in July or November.

73 \*\*\*\* The City Council traditionally cancels the last regular meeting in December and holds the  
 74 first regular meeting and one to two Special Meetings as needed. Generally the second  
 75 Special Meeting the third week of December, will not be held.

76

77 ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 14	February 11	March 11	April 8	May 13	June 10
July 10	August 12	September 9	October 14	November 11	December 9

78

79 Economic Development Advisory Commission Regular Meetings are held on the second  
 80 Tuesday of each Month at 6:00 p.m.

81

82 LIBRARY ADVISORY BOARD (LAB)

January 7	February 4	March 4	April 1	May 6	June 3
July 1	August 5	September 2	October 7	November 4	December 2

83

84 Library Advisory Board Regular Meetings are held on the first Tuesday of each month at 5:00  
 85 p.m.

86

87 PARKS AND RECREATION ADVISORY COMMISSION (P/R)

January 16	February 20	March 20	April 17
May 15	June 19	July 17	August 21
September 18	October 16	November 20	

88

89 Parks and Recreation Advisory Commission Regular Meetings are held on the third Thursday  
 90 of each month, with the exception of December, at 5:30 p.m.

91

92 PLANNING COMMISSION (P/C)

January 2*, 15	February 5, 19	March 5, 19	April 2, 16	May 7, 21	June 4, 18
July 16**	August 6, 20	September 3, 17	October 1, 15	November 5**	December 3**

93

94 Advisory Planning Commission Regular Meetings are held on the first and third Wednesday of  
95 each month at 6:30 p.m. \*Thursday meeting due to New Year's Day. \*\*There will be no First  
96 Regular Meeting in July or Second Regular Meetings in November and December.  
97

98 PORT AND HARBOR ADVISORY COMMISSION (P/H)

January 22	February 26	March 26	April 23	May 28	June 25
July 23	August 27	September 24	October 22	November 19	December 17

99  
100 Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of  
101 each month at 5:00 p.m., with the exception of May, June, July and August meetings that are  
102 held at 6:00 p.m. The Regular Meetings in the months of November and December are  
103 traditionally scheduled for the third Wednesday of the month.  
104

105 LEASE COMMITTEE (LC)

January 9	April 10	July 10	October 9
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106  
107 Lease Committee Regular Meetings are held quarterly on the second Thursday of each month  
108 at 3:00 p.m.  
109

110 PERMANENT FUND COMMITTEE (PFC)

February 13	May 8	August 14	November 13
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111  
112 Permanent Fund Committee Regular Meetings are held quarterly on the second Thursday of  
113 the months of February, May, August, and November at 5:15 p.m.  
114

115 PUBLIC ARTS COMMITTEE (PAC)

February 20	May 15	August 21	November 20
-------------	--------	-----------	-------------

116  
117 Public Arts Committee Regular Meetings are held quarterly on the third Thursday of the  
118 months of February, May, August, and November at 5:00 p.m.  
119

120 TRANSPORTATION ADVISORY COMMITTEE (TAC)

February 18	May 20	August 19	November 18
-------------	--------	-----------	-------------

121  
122 Transportation Advisory Committee Regular Meetings are held quarterly on the third Tuesday  
123 of the months of February, May, August, and November at 5:30 p.m.  
124

125 PASSED AND ADOPTED by the Homer City Council this 9<sup>th</sup> day of December, 2013.  
126

CITY OF HOMER

127

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129

130

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\_\_\_\_\_  
MARY E. WYTHE, MAYOR

132 ATTEST:

133

134

135

\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

137

138 Fiscal Impact: Adverting of meetings in regular weekly meeting ad and advertising of any  
139 additional meetings.



To: Homer City Council  
Beth Wythe, Mayor  
Jim Lavrakas, Director Homer Chamber of Commerce  
Homer Planning Commission  
Homer Public Arts Committee  
Walt Wrede, Homer City Manager  
Port and Harbor Commission  
Carey Meyer, Director of Public Works  
Representative – Paul Seaton  
Senator – Miccciche  
Economic Development Commission

The Executive Directors of the local arts and humanities organizations have met on a regular basis for several years in an effort to determine a plan to better serve the local community and to promote arts and culture in Homer.

These organizations recently met with the Rasmuson Foundation and the Alaska State Council on the Arts. As a result, the Homer Arts and Culture Alliance was formed. The mission of the Alliance being: to strive to enhance the sustainability and relevance of the arts and humanities in Homer, Alaska thru collaboration among arts and culture organizations.

Please contact us concerning any input, projects or planning that might occur and to which we could provide a collective and meaningful voice for insuring that arts and culture are integrated into the overall plan and development of our community. Thank you for your consideration in this matter.

Pratt Museum – Diane Converse  
Kenai Peninsula Orchestra – Linda Reinhart  
Homer Council on the Arts – Gail Edgerly, Diane Borgman  
Bunnell Street Arts Center – Adele Groning, Asia Freeman  
Pier One Theatre – Barbara Petersen, Lance Petersen  
KPC/UAA – Carol Swartz  
Erin Hollowell - Community Member  
Emilie Springer – Community Member  
Michele Miller – Homer Public Arts Committee

