HOMER ADVISORY PLANNING COMMISSION
491 E PIONEER AVENUE
HOMER, ALASKA

AUGUST 6, 2014
5:30 WEDNESDAY
COWLES COUNCIL CHAMBERS

WORK SESSION AGENDA

1. Call to Order 5:30 p.m.

2. Discussion of Items on the Regular Meeting Agenda

3. Speaker Katie Koester, Staff Report PL 14-74, CIP List Recommendations **pg 109**
   Remember to bring your CIP Plan from the 7/16/14 meeting packet

4. 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).

5. Commission Comments

6. Adjournment

HOMER ADVISORY PLANNING COMMISSION
491 E PIONEER AVENUE
HOMER, ALASKA

AUGUST 6, 2014
6:30 WEDNESDAY
COWLES COUNCIL CHAMBERS

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 July 16, 2014 meeting **pg 1**
B. Decisions and Findings for CUP 2014-10 Request to operate a daycare facility at 1164 East End Rd. **pg 11**
C. Decisions and Findings for Board of Adjustment Remand of CUP 2013-13 3850 Heath Street to the Homer Advisory Planning Commission **pg 15**

6. Presentations

7. Reports

A. Staff Report PL 14-69, City Planner's Report **pg 23**

8. Public Hearings

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

A. Staff Report PL 14-70, Proposal to expand the Residential Office Zoning District eastward along East End Road. **pg 25**

9. Plat Consideration

A. Staff Report Pl 14-71, Lakeside Village Subdivision 2014 Replat Preliminary Plat **pg 37**
B. Staff Report PL 14-72, Forest Glen Subdivision Unit 2 2014 Replat Preliminary Plat **pg 53**
C. Staff Report PL 14-73, Scenic View Tract A 2014 Replat Preliminary Plat **pg 67**

10. Pending Business

A. Staff Report PL 14-76, Proposal to amend to the Bridge Creek Watershed Protection District. **pg 83**

11. New Business

A. Staff Report PL 14-74, CIP List Recommendations. **Bring CIP from the July 16th packet** **pg 109**
B. Staff Report PL 14-75, Election of Homer Advisory Planning Commission Officers **pg 111**

12. Informational Materials

A.	City Manager's Report for the July 28, 2014 City Council Meeting	**pg 113**
B.	Kenai Peninsula Borough Planning Commission Time Extension Request for James Waddell Survey Petska Addition Preliminary Plat	**pg 119**

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 August 20, 2014. A work session will be held at 5:30 pm.

Session 14-13, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on July 16, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, ERICKSON, HIGHLAND, STEAD, STROOZAS, VENUTI

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN
PUBLIC WORKS DIRECTOR MEYER

Approval of Agenda

Chair Venuti called for a motion to approve the agenda.

HIGHLAND/STEAD SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Public Comment

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

Reconsideration

Adoption of Consent Agenda

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

A. Approval of Minutes of June 18, 2014 meeting

Chair Venuti called for a motion to approve the consent agenda.

HIGHLAND/STEAD SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

A. Staff Report PL 14-60, City Planner's Report

City Planner Abboud reviewed his staff report. Question was raised relating to the proposed public safety building site. City Planner Abboud explained that a site has not been selected yet.

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.

Commissioner Erickson stated she has a conflict of interest for all the items before the Commission tonight.

BOS/HIGHLAND MOVED THAT COMMISSIONER ERICKSON HAS A CONFLICT OF INTEREST.

Commissioner Erickson disclosed that she has a business relationship with the applicants involved in the CUP applications and the plat, and also with property owners involved in the public right of way vacation request.

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

Motion carried.

Commissioner Erickson left the meeting.

A. Staff Report PL 14-61, CUP 2014-10 Request to operate daycare facility at 1164 East End Road

City Planner Abboud reviewed the staff report.

Susanna Webster, applicant, commented that since the last application before the commission she purchased a property for her daycare facility. It is more spacious than the previous location to better accommodate parking and play area for the children in her care.

Chair Venuti opened the public hearing.

Diane Borgman, city resident, commented in support of the CUP. She knows Ms. Webster and would entrust her with her grandchildren. She also thinks it's important to recognize the need for decent, caring, and safe child care.

Malcolm Gaylord commented that he has two children at Smallpond Childcare and supports the CUP. He appreciates the teaching style that Ms. Webster uses in her program and that the children are learning good lessons.

Michelle Borland commented that she has a child at Smallpond Childcare and also a niece and nephew. She supports the CUP. She noted in the City Planner's report he said child care is kind of a vital part of a

community. She believes it is an integral part of the community and people who are professionals simply cannot live here without it.

Frank Griswold, city resident, said he has no objection to the daycare center. He expressed his view that City Planner Abboud misinterpreted HCC 21.71.030(j) which requires all conditional uses comply with all applicable provisions of the community design manual. Any provision of the CDM that can be applied, must be applied to a conditional use. The effect of adopting Mr. Abboud's analysis would be to disregard HCC 21.71.030(j).

Kenton Bloom, city resident and neighboring property owner, commented in support of the CUP as a neighbor and as the parent of Smallpond alumni. He added that in his experience working with the planning department on CUP's and addressing the design manual, he thinks the interpretation relating to this CUP is consistent with the experience he has had.

Rebecca Clarke, non-resident, commented in support of the CUP for Smallpond. She participated in the last hearing and is glad it didn't go through because this is a much better situation for the facility. She added she was alarmed last time at some of the comments that "if I had a daycare next to me I think I would move". It was surprising to hear that from the Planning Commission and encouraged them to make decisions based on improving the community, and not their personal opinions.

There were no further comment, the hearing was closed, and the floor was open for staff and applicant rebuttal.

City Planner Abboud commented that the only applicability part of the design manual relating to the residential office district relates to outdoor lighting. As far as a conditional use goes, the Commission can make any special condition they think is necessary.

Ms. Webster had no rebuttal comments.

Question was raised regarding the shed that appears to encroach into the 5 foot setback and about a fence that is indicated on the asbuilt near the cemetery. Ms. Webster explained that they had planned to tear the shed down, but decided to wait to determine what kind of historical value there may be to the shed. After they investigate it further, they will decide whether to invest in trying to move it or take it down in a way to salvage materials that may have value. She noted that it is away from the area where the children will play. The fence in question was around a small garden area and has already been dismantled.

BOS/STEAD MOVED TO ADOPT STAFF REPORT PL 14-61, CUP 14-10 FOR A DAYCARE FACILITY IN THE RESIDENTIAL OFFICE DISTRICT AT 1164 EAST END ROAD WITH FINDINGS 1-10 AND CONDITIONS 1-6.

There was brief discussion that this property is much better than the property they considered last time.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 14-62, Vacation of public right of way portion of Willow Drive

City Planner Abboud reviewed the staff report. He acknowledged the written comments of opposition to the vacation, one presented as a lay down from Irene Clark and one in the packet from Bonnie Boisvert.

Nickolas Botkin, petitioner and resident on Willow Drive, explained the layout of the land that is addressed in the vacation request. Because of the grade of the slope on Willow Drive it will be too expensive to bring the road up to safety standards for the city. The slope causes safety issues for drivers and pedestrians in the winter; also drivers having low visibility and poor traction at the stop sign. He has lived there for three years and has seen countless people slide off the road in almost have accidents at the intersection or slide off into the ditches. There have been instances where vehicles have slid within inches of his well head or his shop because the whole area is extremely steep. They met with Public Works Director Meyer and discussed a cul-de-sac, which seems to be a good option in addressing the issues of the road. Mr. Botkin addressed the letter provided as a laydown and said he doesn't recall ever seeing a school bus go down the road. If the bus couldn't make it up Mission Road, he doesn't see how they could turn onto Willow without incident. He explained the road was difficult to drive on over earlier in the summer with the heavy equipment going up and down Willow from East Hill for the gas line. The person who wrote the other letter lives on the corner of Willow and East Hill the bad part of Willow isn't near their property so he is unsure of their issue as their driveway turns onto East Hill.

Malcolm and Allison Gaylord, petitioners and residents on Willow Drive, concurred with the issues raised by Mr. Botkin. Mr. Gaylord shared his concern about increased traffic on the road and also safety concerns for kids waiting for the bus at the corner of Mission and Willow. They shared their experience in dealing with cars that slide off the road in the winter.

Chair Venuti opened the public hearing.

Diane Borgman, resident on Spruce Circle, said she isn't necessarily opposed to the vacation if it includes paving the road. In the spring during break up, she needed to access Willow to get from her home to get to Mission Road. If it doesn't include paving, she is opposed. When break up happens she can't get out onto East Hill past all the mud bogs. She hasn't experienced the cars sliding. She is interested in knowing what the plan is.

Jacque Botkin commented that when she and her husband visit Mr. Botkin's house they witness people siding backwards and have pulled people out of the ditch. People have asked to be pushed up the hill, but they haven't done that and suggested they turn around and go the other way. She also noted issues with visibility on Mission Road, especially during the winter.

Carey Meyer, Public Works Director, commented that he has been approached by several property owners to come up with a solution for the intersection in question. In the discussions he spoke to the road maintenance crews whose comments are very similar to the comments tonight. The approach up Willow to Mission Road is steep, and for it to meet city standards it would be costly to upgrade. It is safer to make it a cul-de-sac and vacate the remaining portion of road. He is supportive of vacating from the city's perspective.

There were no further comments and the hearing was closed.

The floor was open to rebuttal by applicants.

Public Works Director Meyer noted the concern that was raised regarding maintaining electrical service to the neighborhood, he isn't certain of the location of the electrical line, but a utility corridor would be maintained if the vacation is approved. He talked about concerns of interconnectivity within the subdivision. In his opinion the cost to connect the roads here would be high and if we were to create a cul-de-sac, it would still meet code requirements for the subdivisions length of cul-de-sac and the number of lots served. He acknowledged the issue of the road deteriorating in the spring time as many roads in that area do. The idea of conditionalizing this vacation and saddling the four property owners with improving the road doesn't seem to be fair. This neighborhood, as well as any other, can access HART program funds to create a special assessment district to participate in the cost of improving their road.

Mr. Botkin added that there have been discussions with Public Works about the issue with road deterioration and agree that it will cost a lot less to fix half of Willow Drive. In the long run it will save everyone money.

In response to questions about access, Mr. Botkin talked about their access and heavy equipment on the road when they were doing gas line improvements.

In response to questions regarding paving the cul-de-sac, Mr. Meyer reviewed the special assessment district process and costs involved.

Kenai Peninsula Borough Code, regarding rights of way used by a public utility, says rights of way shall not be vacated unless it can be demonstrated equal or superior access is or will be available. Commissioner Stead asked if access will be accommodated if the connection to Mission is terminated. Public Works Director Meyer's opinion was that the best access is from Mission Road to East Hill. It is unlikely that they will ever get a road that meets city standards and provides safe access.

STEAD/HIGHLAND MOVED THAT THE PLANNING COMMISSION SUPPORTS THE PROPOSAL TO VACATE A RIGHT OF WAY AND PUBLIC UTILITY EASEMENT AND DEDICATION OF A PUBLIC USE EASEMENT AND PUBLIC UTILITY EASEMENT OF THE THE NORTHERN 200' OF WILLOW DRIVE.

There was discussion in opposition because the movement of emergency vehicles down that right of way, if we vacate the northern portion, is questionable in the spring time. If there was assurance that the road would be upgraded, it would be more reasonable to support it.

Comments in support included that there are roads that get difficult in the spring. It's part of the deal where you live and you figure out what to do when the road is impassable. We don't have the money to fix all these and there are a lot of places where the emergency vehicles can't get to in the spring. This is no different than others, and it serves less people than a lot of other ones. Contacting Public Works as soon as possible when bad spots start showing up will sometimes get results in making a road passable.

VOTE: YES: STROOZAS, BOS, HIGHLAND
NO: STEAD, VENUTI

Motion failed for lack of a majority.

Chair Venuti called for a short recess at 8:03 p.m. and the meeting reconvened at 8:08 p.m.

C. Staff Report PL 14-63, Board of Adjustment Remand of CUP 2013-13 3850 Heath Street to the Homer Advisory Planning Commission

City Planner Abboud reviewed the staff report outlining the responsibility of the remand. The Board of Adjustment remand order requires the Commission:

- Require and consider additional evidence in determining whether the property complies with the Homer Zoning Code as required under HCC 21.90.030.
- Make findings regarding the property's compliance with Homer Zoning Code
- Revisit findings no. 5 and 8 after considering additional evidence regarding compliance.

Chair Venuti opened the public hearing.

Frank Griswold, city resident and appellant in the appeal of CUP 13-13, commented that one zoning permit cannot authorize four cabins on the same lot; anything more than one principle use on a lot in the CBD requires a CUP. There are six structures on the lot and no valid zoning permits. He raised the issue of the telecommunication tower and that it's addressed in the definitions in HCC 21.03.040. He recommended they postpone and get an unbiased legal opinion. The city can't issue CUP's where there are existing unabated violations, and the BOA determined a CUP cannot be issued as long as zoning violations exist on the subject property. He referenced City Planner Abboud's comment in the analysis on page 3 of the staff report finding the interpretation to be problematic and requested a review from City Attorney Klinkner. Mr. Griswold raised the following points:

- Attorney Tom Klinkner is one of the City Attorneys. Homer is represented by the entire law firm of Birch, Horton, Bittner, and Cherot.
- Attorney Holly Wells represented the BOA because Attorney Klinkner had already advised/represented Mr. Abboud and the administration. It would have been a conflict for Mr. Klinkner to concurrently represent the board and commission.
- Mr. Abboud and the planning department are part of the administration, not part of the Planning Commission. Mr. Abboud has no more right to sign a commission decision than Mr. Griswold does.
- The planning department makes recommendations to the Planning Commission, who then makes the decision on whether or not to approve a CUP. The Commission is under no obligation to follow the recommendations of staff.
- While the planning department has been provided legal counsel and the BOA has been provided legal counsel, but the Planning Commission, who is arguably the most important, has not been provided council.
- The Planning Commission should request it be provided independent, impartial legal representation from an attorney not affiliated with Birch, Horton, Bittner, and Cherot.

Mr. Griswold raised that an issue to be addressed is whether Mr. Abboud or the Commission has the authority to now raise issues regarding the decision of the BOA. He believes not. Mr. Abboud had the opportunity to raise issue of conflicting code in his opening brief and at the appeal hearing, but he didn't. The Commission can't take that up now. Reinterpreting the zoning code to give it a different meaning leads to a steep slope of arbitrary decision making and violates HCC 21.70.030(c) by granting waivers, and deviations to provisions of zoning code. Mr. Griswold added that Attorney Klinkner has misrepresented Mr. Griswold's opinion in the attorney's latest memorandum, but it's the BOA

determination that matters. A CUP can be approved for properties with correctable zoning violations subject to the abatement of those violations, but no CUP can be issued to legalize any building that was initially constructed without a prerequisite zoning permit. A CUP can't be issued after the fact zoning permits unless the code is amended as such. Under HCC 21.01.030, none of the purposes of zoning include keeping properties on the tax rolls or otherwise producing revenue. He urged them to postpone their decision on the remand and hire Attorney Michael Gaudi to advise and represent the Commission.

There were no further comments and the hearing was closed. Chair Venuti opened the floor for rebuttal.

City Planner Abboud explained his job as administrator in terms of interpreting code relating to whereas clauses and the context in the community. His theory is when a mistake can be corrected in a way that fits within the law; he will work with an applicant to find resolution.

There was discussion referencing City Attorney Klinkner's information in the staff report which sums up the issue in that the City Planner made an interpretation and the Commission did things accordingly because they are calling for the correction of the zoning violations as a condition of the approval. They also clarified the process relating to the BOA remand and an appellants option to take it further if they choose.

The Commission and the City Planner acknowledged the issue raised in Mr. Griswold's laydown information relating to the tower on the Horizon Satellite building, a building involved in the CUP 13-13. No action was taken regarding the tower.

HIGHLAND/BOS MOVED TO APPROVE CUP 13-13 AT 3850 HEATH STREET UPON REMAND WITH ADDITIONAL FINDINGS R1 THROUGH R9 AND ADDITIONAL CONDITIONS R1 THROUGH R4.

City Planner Abboud reiterated that the issues before the Commission tonight that came from the remand are outlined in the three bullet points on page 50 of the packet.

Discussion ensued on the condition R3 "Submission of engineered plans for water and sewer service for all structures must be accepted for compliance with AKDEC". City Planner Abboud clarified that there is water and sewer to the buildings and this condition is about making their design to service multiple structures compliant with DEC regulations for multiple connections, since there are six structures on the lot.

There was discussion in an effort to clarify the history of permitting activity on the lot over the years based on information included in the packet materials. City Planner Abboud pointed out that CUP 13-13 is for the duplex, but the zoning permit is for all the buildings. They reviewed the site plan and touched on what the Fire Marshall review might entail, and addressed ideas of how to address ensuring the current buildings on the site are properly permitted.

HIGHLAND/STROOZAS MOVED TO ADD CONDITION R5 THAT ALL BUILDINGS ON THE SITE ARE SUBJECT TO ISSUANCE OF A ZONING PERMIT BEFORE COMMENCING FURTHER ACTIVITY ON THE LOT.

There was brief discussion in support of the motion.

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

Motion carried.

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

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

Motion carried.

City Planner Abboud said he will include an evaluation of the tower in the permitting process.

The Commission agreed by consensus to extend the meeting adjournment to 10:00 p.m.

Plat Consideration

A. Staff Report PL 14-64, Vineyard Estates 2014 Addition Preliminary Plat

City Planner Abboud reviewed the staff report.

Question was raised regarding water service to the lots. City Planner Abboud noted that water and sewer is addressed by city code and not through a plat note. It appears there is a water valve to one property, but he isn't sure about the second.

HIGHLAND/BOS MOVED TO APPROVE STAFF REPORT PL 14-64, VINEYARD ESTATES 2014 ADDITION REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Pending Business

A. Staff Report PL 14-65, Safe Streets

City Planner Abboud reviewed the staff report.

There was discussion about the cost of speed bumps and challenges of speed bumps on gravel roads; they also touched on raised intersections. They addressed improvements that the Old Town group has been working on, and challenges at Hornaday Park.

Question was raised whether the Mattox neighborhood had taken any steps toward road improvements in their area. City Planner Abboud said they haven't.

HIGHLAND/BOS MOVED THAT ON STAFF REPORT 14-65 THE COMMISSION SUPPORTS ALL THE CONCEPTS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 14-67, Creation of the East End Residential/Commercial Mixed Use District

The Commission discussed the district during their worksession before the meeting.

City Planner Abboud reviewed the staff report and the proposed East End Residential/Commercial Mixed Use District uses. They discussed that there are a lot of similarities between this district and Residential Office and raised the question of whether it would be better to make modifications to RO rather than creating a new district.

STEAD/HIGHLAND MOVED THAT WE ABANDON THE EAST END RESIDENTIAL/COMMERCIAL MIXED USE DISTRICT ORDINANCE AND EXPAND THE RESIDENTIAL OFFICE DISTRICT TO INCLUDE THESE PROPERTIES OF INTEREST AND SEE IT AT THE NEXT MEETING.

There was discussion that they can amend residential office at a later date if they choose to.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

New Business

A. Staff Report PL 14-68, CIP List Recommendations

The Commission addressed the CIP list at the worksession. City Planner Abboud asked them to be prepared at the next meeting to make their recommendations.

Informational Materials

A. City Manager's Report from the June 23 City Council Meeting
B. Kenai Peninsula Borough Plat Committee Notice of Decisions
   - Ditton 2014 Replat Tract A Preliminary Plat
   - Harrington Heights 2014 Replat Preliminary Plat
   - Barnett Subdivision Quiet Creek Addition 2014 Preliminary Plat
C. Kenai Peninsula Borough Planning Commission Notice of Decision
   - Vacate the pedestrian and utility easement along the southwest property line of lot 23 granted by Homer Spit No. Five (Plat HM 93-12) all located within Section 36 Township 6 South, Range 13 West, Seward Meridian

There was no discussion regarding informational items.

Comments of the Audience

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

Comments of Staff

City Planner Abboud commented they had some difficult subjects and challenges to code tonight. While no code is ever perfect, we can always try to improve it. When permitting anything on a lot he will include a review of all the structures on the lot. With the remand he will incorporate the phenomena that is an attached tower and give it due consideration.

Comments of the Commission

Commissioner Highland asked if they would talk about towers at their next agenda. City Planner Abboud said that might be part of their joint worksession with Council, to see what resources they want to expend on towers. She likes the ordinance that Kenai has.

Commissioner Bos said it was a good meeting and he is really happy Ms. Webster found a great site for her daycare.

Commissioner Stead had no comment.

Commissioner Stroozas agreed with Mr. Bos' comments.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 10:00 p.m. The next regular meeting is scheduled for August 6, 2014 at 6:30 p.m. in the City Hall Cowles Council Chambers.

_____
MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

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HOMER ADVISORY PLANNING COMMISSION

Approved meeting of July, 2014

RE: Conditional Use Permit (CUP) 14-10
Address: 1164 East End Road

Legal Description: T 6S R 13W SEC 16 Seward Meridian HM 2001032 DIERICH ADDN NO 4 LOT 2A-1

DECISION

Introduction

Susannah Webster (the "Applicants") applied to the Homer Advisory Planning Commission (the "Commission") for a conditional use permit (CUP) to operate a daycare facility in the Residential Office District per HCC 21.16.030(g).

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on July 16, 2014. Notice of the public hearing was published in the local newspaper and sent to 22 property owners of 23 parcels.

At the July 16, 2014 meeting of the Commission, Commissioner Erickson was recused due to a conflict of interest and left the meeting. The Commission approved the CUP with five Commissioners voting in favor and none opposed.

Evidence Presented

City Planner Abboud reviewed the staff report. The applicant, Susannah Webster described the proposed daycare facility, parking and play area.

There were five people who spoke in support of the request. In addition, Frank Griswold testified that he had no objection with the daycare center, yet questioned the interpretation relating to the Community Design Manual.

Findings of Fact

After careful review of the record and consideration of testimony presented at the hearing, the Commission determines that Condition Use Permit 14-10 is approved with six conditions.

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: HCC 21.16.030(g) authorizes day care facilities as a conditional use in the Residential Office District.

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: A day care facility use is compatible with the Residential Office district as the district is found as a transition between slower residential and busier commercial districts which is appropriate for the associated traffic and allowance of a safe play environment for the children it serves.

Finding 3: A day care facility is compatible in physical scale with other Residential Office uses such as residential dwellings and offices.

Finding 4: This day care facility has the appearance of a home which will help preserve a residential quality to the area.

Finding 5: Traffic is comparable to that of other permitted uses in the Residential Office district and may be less than that found in rooming houses, museums, libraries, assisted living homes and religious, cultural and fraternal assembly.

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 6: A day care facility is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Finding 7: The proposed day care facility is compatible with neighborhood homes and lots in appearance and scale.

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

Finding 8: Existing public water, sewer, and fire services are available to serve the proposed day care facility. The structure is connected to public water. Prior to occupancy the structure is required to connect to public sewer per HCC 17.04.170: Water and sewer connections required (see condition 4: sewer connection required).

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 9: The single story, 1,300 sf building is in harmony with the scale, bulk, coverage, and density of a single family residence. Traffic at peak drop-off and pick-up times are comparable to other permitted uses such as bed and breakfasts, multi-family dwellings, rooming houses, hostels, and offices. Traffic will be significantly less than

other conditionally permitted uses such as medical facilities and hospitals. An undue harmful effect on the desirable neighborhood character is not expected.

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 10: The day care facility will not unduly affect the health, welfare or safety of the surrounding area or the city as a whole.

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

Finding 11: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Finding 12: Lighting standards for the project are found in 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.**
2. **Fences, walls and screening.**
3. **Surfacing of vehicular ways and parking areas.**
4. **Street and road dedications and improvements (or bonds).**
5. **Control of points of vehicular ingress and egress.**
6. **Special restrictions on signs.**
7. **Landscaping.**
8. **Maintenance of the grounds, buildings, or structures.**
9. **Control of noise, vibration, odors, lighting or other similar nuisances.**
10. **Limitation of time for certain activities.** Limit normal hours of activities to 7am -7pm.
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 2014-14 is hereby approved, with findings 1-12 and conditions 1-6.

1. The play area to be fenced prior to occupancy per HCC 21.16.030(g).
2. Limit normal operational hours to 7am – 7pm.
3. Compliance with Federal, State and local standards which includes Alaska Fire Marshal approval required prior to occupancy.
4. Prior to occupancy the structure will be connected to public water and sewer.
5. Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.
6. Within one year of acceptance of an approved CUP, the shed currently found in the required 5ft. setback shall be accepted as legal nonconforming or be moved out of the setback.

_____ _____

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 _____ _____, 2014. 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

Susannah Webster, PO Box 3570, Homer, AK 99603

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

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

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www.cityofhomer-ak.gov

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HOMER ADVISORY PLANNING COMMISSION
July 16, 2014

RE:	Remand of Conditional Use Permit 13-13
Address:	3850 Heath Street
Legal:	Lot 1-A-1 Carl Sholin Subd. No. 5

DECISION

Introduction

Seabright Survey + Design (the "Applicant") applied to the Homer Advisory Planning Commission (the "Commission") for a conditional use permit under Homer City Code HCC 21.18.030(k) for "More than one building containing a permitted principal use on a lot" at 3850 Health Street. The property is in the Central Business District and owned by Jose Ramos dba Heath Street Investments.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on December 4, 2013. At the meeting, the Commission approved the conditional use permit with six Commissioners voting in favor and none opposed.

After receiving a notice of appeal, an Appeal Hearing was conducted by the Homer Board of Adjustment (Board), April 9, 2014. The Board affirmed the decision in part and remanded part for further findings consistent with the decision.

The Board's remand order required the Commission to do the following:

- Require and consider additional evidence in determining whether the Property complies with the Homer Zoning Code as required under HCC 21.90.030.
- Make findings regarding the Property's compliance with the Homer Zoning Code.
- Revisit Findings Nos. 5 and 8 after considering additional evidence regarding compliance.

The remand was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on July 16, 2014. Notice of the remand hearing was published in the local newspaper and sent to 20 property owners of 26 parcels.

At the July 16, 2014 meeting of the Commission, Commissioner Erickson was excused from the proceeding due to a financial conflict and 5 Planning Commissioners voted in favor and none opposed.

Evidence Presented

Written comments were presented as laydowns to the Commission from Frank Griswold and City Attorney Tom Klinkner. Mr. Kinkner refuted Mr. Griswold contention that a CUP could not be issued if it was determined that a zoning violation currently existed on the subject property and that the City may issue a permit that would correct any existing violations. Testimony was provided by Mr. Griswold, appellant in the appeal of CUP 13-13. Mr. Griswold raised the following points:

- Attorney Tom Klinkner is one of the City Attorneys. Homer is represented by the entire law firm of Birch, Horton, Bittner, and Cherot.
- Attorney Holly Wells represented the BOA because Attorney Klinkner had already advised/represented Mr. Abboud and the administration. It would have been a conflict for Mr. Klinkner to concurrently represent the board and commission.
- Mr. Abboud and the planning department are part of the administration, not part of the Planning Commission. Mr. Abboud has no more right to sign a commission decision than Mr. Griswold does.
- The planning department makes recommendations to the Planning Commission, who then makes the decision on whether or not to approve a CUP. The Commission is under no obligation to follow the recommendations of staff.
- While the planning department has been provided legal counsel and the BOA has been provided legal counsel, but the Planning Commission, who is arguably the most important, has not been provided council.
- The Planning Commission should request it be provided independent, impartial legal representation from an attorney not affiliated with Birch, Horton, Bittner, and Cherot.

Mr. Griswold also raised issues regarding interpretation of code and his belief that a CUP could not be issued subsequent to an after the fact zoning permit. He suggested that the Planning Commission postpone any decision and retain the services of Attorney Michael Gatti.

A discussion of the Commission regarding the current zoning status of the properties and what requirements would be necessary to obtain compliance with the zoning code ensued.

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

The criteria for granting a Conditional Use Permit are 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:** Under Homer City Code 21.18.020(h) a duplex dwelling is a permitted principal use in the Central Business District. Homer City Code 21.18.030(k) permits "More than one building containing a permitted principal use on a lot" in the CBD by conditional use permit . The proposed use complies with the maximum building area and lot coverage requirements of Homer City Code 21.18.040(d).

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:** Homer City Code 21.18.010 provides that the CBD is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. The proposed use will be an additional residential use on a lot that presently contains a mixture of residential and nonresidential uses. As addressed below, there are not conflicts between the proposed residential use and nonresidential uses in its vicinity.

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 proposed use will have no visual, traffic or other effects that would negatively affect the value of adjoining property. Proposed on-site landscaping and other amenities potentially will positively affect the value of adjoining property.

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

> **Finding 4:** The proposed use is compatible with the existing uses along Heath Street which include a mix of commercial and residential.

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

> **Finding 5 (R8):** Adherence to all conditions of this CUP decision, which includes gaining the applicable state and local permits, will result in adequate services.

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 surrounding CBD neighborhood. The minimal traffic that the duplex residential use will generate will have no harmful effect on the surrounding neighborhood.

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: As discussed above, the proposal will have minimal off-site effects. 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 (R9): A zoning permit requires compliance with all applicable regulation per HCC 21.70.030 (a).

Additional findings and conditions regarding compliance with HCC 21.90.030 and Property's compliance with Homer Zoning Code.

Finding R1: A permit or permit(s) may be issued when zoning compliance of the project site will result.

Finding R2: An approved site plan requires compliance with local, state and federal regulations.

Finding R3: Compliance will result when local, state and federal regulations are met.

Finding R4: An approved CUP allows for multiple structures containing a principle use on a lot in the CBD.

Finding R5: The "6th" structure currently found furthest to the east is noncompliant and a new zoning permit is required.

Finding R6: Commercial structures are required to gain fire marshal approval.

Finding R7: Proof of compliance with State DEC regulations is required.

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 applicable land use goals and objectives of the Comprehensive Plan. By providing additional housing in the Central Business District, it supports and is compatible with the following applicable land use goals and objectives of the Comprehensive Plan:

- Increase the supply and diversity of housing, and encourage infill (Goal 1).
- Encourage high-quality site development (Goal 3).
- Promote housing choice by supporting a variety of dwelling options (Goal 5).

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

Finding 10: The proposal will comply with all applicable provisions of the Community Design Manual through the permitting process .

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.** See Conditions.

2. **Fences, walls and screening.** Dumpster to be located so as it is not be visible from Heath Street and screened on three sides with an opaque wall, fence, landscaped berms, evergreen plantings or a combination thereof. See Conditions.

3. **Surfacing of vehicular ways and parking areas.**

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.**

7. **Landscaping.**
   All landscaping to be completed within nine months or within the first full growing season of the issuance of the Zoning Permit, HCC 21.50.030(f)(2).

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.** If a Zoning Permit has not been issued within two years of the signed Decisions and Findings this CUP expires.

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 proposed use complies with the dimensional requirements for the Central Business District.

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

Conclusion

Based on the foregoing findings of fact and law, Conditional Use Permit 13-13 is hereby approved, with findings 1-10, R1-R9 and conditions 1-8, R1-R5.

Conditions

1. There shall be a landscaped area in front of each building to include trees and shrubs as well as lawn. These landscaped areas shall be visually distinct from the parking lot and driveway surfaces to avoid tenant parking on the landscaped areas. The landscaped areas shall be developed in the areas of green on the CUP Site Plan, Sheet 2 of 3, dated 10/15/2013.

2. The landscaped visual buffer along the west property line shall be on private property and out of the utility easement(s). The buffer shall be a least 10 feet wide and have a total area of at least 500 sf. The new plantings shall consist of at least 50% evergreen with an initial tree trunk size of 1.5 inches or greater in diameter.

3. All landscaping shall be completed within nine months of substantial completion of the project, or within the first full growing season after substantial completion of the project, whichever comes first, HCC 21.50.030(f)(2). See conditions.

4. The proposed structure shall be setback a minimum of 15 feet from the top of the bank of the drainage ditch per HCC 21.50.020(b)(2).

5. The dumpster shall be located so as to not be visible from Heath Street and screened on three sides with an opaque wall, fence, landscaped berms, evergreen plantings or a combination thereof.

6. Prior to issuance of the Zoning Permit, the owner shall submit a final site plan that depicts the layout of the water and sewer lines for the existing buildings and the proposed extension. Public Works request.

7. The water meter shall be upsized to a 1" meter prior to service of the proposed duplex. Public Works request.

8. If a Zoning Permit has not been issued within two years after the date of this Decision and Findings this CUP expires.

R1. A zoning permit is required for the 6th structure

R2. Proof of compliance with State Fire Marshall regulations regarding the two commercial structures shall be produced prior to issuance of a zoning permit.

R3. Submission of engineered plans for water and sewer service for all structures must be accepted for compliance with AKDEC.

R4. Proof of installation of approved plans for water and sewer systems are required to be verified prior to occupancy of the newly proposed structure.

R5. All buildings on the site are subject to issuance of a zoning permit before commencing further activity on the lot.

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 _____, 2014. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

Date:_____ _____

Travis Brown, Planning Technician

Seabright Survey + Design
Kenton Bloom, PLS
1044 East End Road Suite A
Homer, AK 99603

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

Jose Ramos
Health Street Investments
127 W. Pioneer Avenue
Homer, AK 99603

Frank Griswold
507 Klondike Avenue
Homer, AK 99603

Walt Wrede, City Manager
491 E Pioneer Avenue
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STAFF REPORT PL 14-69

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planer
MEETING: August 6, 2014
SUBJECT: City Planner's Report

Congratulations and welcome Savannah Bradley for her appointment to the HAPC and **Franco Venuti**'s to the KPB Planning Commission.

City Council –

- Introduced Ordinance to allow changeable copy and internally lit signs in the GBD. Public Hearing scheduled for August 11th.
- Introduction of Ord. 14-32 Amending HCC 2.72.030(b) regarding the duties and powers of the HAPC. FAILED. This is a bit complicated. It is an attempt to align requirements in Borough Code regarding platting to the duties of the Planning Commission and City Council. Another ordinance will be made at the request of City Council and the City Manager.
- Adopted: Ord. 14-20(s) adding Open Air Business as a permitted use in the GC2 district.

Bring your Capital Improvement Plan from your July 16th packet.

Mark your calendar (almost): You may receive a doodle pool request for a joint worksession with the City Council. It will likely be the last week in October, after the election. This is the time for suggestions for input to the agenda. So far, the agenda items will include:

- Cell towers regulation
- Code adjustments that help resolve permitting issues.
- Bridge Creek Water Protection District

Here we are hoping to make an opportunity for communication of the items we are working on and get input as to the direction of support regarding policy the City Council has for various projects or issues. I do plan to come up with more items for the Planning Commission to consider.

Heliports: The DRAFT ordinance is posted on the City's website and 20 letters were sent to folks in the air charter business. The public hearing is scheduled for September 17th.

FEMA: FEMA's Community Assistant Visit (CAV) is always a learning experience. The site visit to the Central Charters boardwalk was especially helpful. Fortunately, for the City, the

surveyor (Kenton) and the contractor constructed the new portion of the boardwalk as a **separate structure**. In theory, if there is a 1% flood event, less damage may occur because the old section is not structurally attached to the new portion. Walking the boardwalk feels seamless, yet it is truly separate!

Towers: I am still doing research on issues and the City Attorney is working on a memo in regards to the subject. As you should be now aware, the subject is vast and complicated. The time and cost implications to the city could be significant. I am holding back on spending a great deal of time on the issue until we get a feel from the City Council which directions they are willing to go with it.

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Staff Report 14-70

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: July 16, 2014
SUBJECT: Creation of the East End Residential/Commercial Mixed Use District

At the last meeting of the Commission, a motion was made to hold a public hearing on a proposal to extend the Residential Office District along East End Road. So far, we have not had input from nearby affected residents or residents owning property in the area proposed for a map amendment. Without this input, I am hesitant to cement the findings of the Commission. What this means process-wise is that the Commission will need to at least review the item and all its anticipated effects at least once more before a recommendation to the City Council. Staff believes several items deserve consideration including demand, utilities, and the creation of nonconformities. Perhaps another public hearing will be in order.

Below is a copy of my memo to the City Council, as I feel it best explains, in a nutshell, how the Commission arrived at this place and will provide the best information to the public that may attend the Public Hearing.

> At request of the City Council, the Planning Commission (PC) is in the process of reviewing the zoning option suggested in the Homer Comprehensive Plan (HCP) for the near section of East End Road. The HCP references a zone for consideration called "Neighborhood Commercial East End Road," describing limited numbers of small scale local serving commercial areas, designed to meet the convenience commercial service needs of the neighborhood residents...." The area for consideration is roughly from Mattox to just past Paul Banks.
>
> This has been discussed at several meetings so far. First, an area was mapped out for consideration with the assistance of Councilmember Van Dyke. Further described in the HCP is a Residential Office District (RO) with an allowance for more commercial and retail uses than presently found in RO. With a map (usually left on the wall of the Council Chambers) and the base code of the RO district, the PC reviewed a list of every other permitted and conditional use presently allowed in the city for inclusion in the district.
>
> After due consideration of absolutely everything that was an option for inclusion in the district, the result was that it varied little from what is presently allowed in RO. Some of the guiding thought was that the HCP supports infill development and a concentration

of business activity in the downtown core while discouraging strip development. It was not thought to be a good idea to pull business away from the downtown core which has many infill opportunities. The location is not at such a distance from the established commercial district to really introduce much additional convenience. Additionally, the PC did not want to support activities that would introduce a significant amount of traffic along East End Road which is currently designed without turning lanes and tends to be a bit congested at the start and end of the work day. At this point, the thought was that it really was not useful to make yet another type of zone.

A motion was made and supported at the last meeting to advertise and hold a public hearing for consideration of expansion of the RO district. The Public Hearing will be held at the August 6th meeting of the HPC.

Staff Recommendation: Hold public hearing and consider if the following may be necessary:

- Amendments of map or text
- More work at another meeting
- Another public hearing

This item will need to come before the Commission once more to review all criteria set forth in code for approval of a zoning map amendment. If any significant changes are made, another public hearing is in order.

Attachments:

1. Residential Office District regulations.
2. Ordinance 14-
3. Exhibit A
4. Exhibit B

Chapter 21.16

RO RESIDENTIAL OFFICE DISTRICT

Sections:

21.16.010 Purpose. The residential office district is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods. (Ord. 08-29, 2008).

21.16.020 Permitted uses and structures. The following uses are permitted outright in the residential office district:

a. Single-family and duplex dwelling, excluding mobile homes;

b. Multiple family dwelling, provided the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile homes;

c. Public parks and playgrounds;

d. Rooming house, bed and breakfast and hostel;

e. Home occupations; provided they conform to the requirements of HCC § 21.51.010;

f. Professional offices and general business offices;

g. Personal services;

h. Museums, libraries and similar institutions;

i. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;

j. Religious, cultural and fraternal assembly;

k. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;

l. Private exterior storage of the occupant's personal noncommercial equipment, including non commercial trucks, boats, campers and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;

m. Other customary accessory uses to any of the permitted uses listed in the residential office district; provided, that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.

n. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

o. Day care homes; provided, however, that outdoor play areas must be fenced.

p. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

q. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

r. One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single family dwelling on a lot. (Ord. 11-44(S) §2 (part), 2011; Ord. 11-23(A) §3 (part), 2011; Ord. 09-34(A) §8 (part), 2009; Ord. 08-29, 2008).

21.16.030 Conditional uses and structures. The following uses may be permitted in the residential office district when authorized by conditional use permit issued in accordance with HCC Chapter 21.71:

a. Planned unit developments, excluding all industrial uses;

b. Townhouses;

c. Public or private schools;

d. Hospitals and medical clinics;

e. Public utility facilities and structures;

f. Mortuaries;

g. Day care facilities; provided, however, that outdoor play areas must be fenced.

h. More than one building containing a permitted principal use on a lot.

i. Group care homes.

j. One small wind energy system having a rated capacity exceeding 10 kilowatts, provided that it is the only wind energy system of any capacity on the lot.

k. Other uses approved pursuant to HCC §21.04.020.(Ord. 10-06 §1, (part), 2010; Ord. 09-34(A) §9 (part), 2009; Ord. 08-29, 2008).

21.16.040 Dimensional requirements. The following dimensional requirements shall apply to all structures and uses in the residential office district:

a. The minimum lot size is 7,500 square feet.

b. Building setbacks;

1. Buildings shall be set back 20 feet from all dedicated rights-of-way.

2. Residential buildings shall be set back from all other lot boundary lines according to the number of stories as follows:

Number of Stories	Setback (in feet)
1 story	5 feet
1 ½ half stories	6 feet
2 stories	7 feet
2 ½ half stories	8 feet

3. Non-residential buildings shall be set back 15 feet from all other lot boundary lines, except that this setback may be reduced to not less than the setback that would apply under HCC §21.16.040(b)(2) if the reduction is approved by the State Fire Marshal.

c. The maximum building height shall be 35 feet.

d. Detached accessory buildings may not occupy more than 25 percent of a required rear or side yard and no portion of a required front yard, and shall be located at least five feet from the nearest part of a main building and five feet from all property lines.

e. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.(Ord. 10-06 §2 (part), 2010; Ord. 08-29, 2008)..

21.16.050 Site and access. a. A zoning permit for any non-residential use or structure shall not be issued by the City without an approved site plan and an approved level two right-of-way access plan that conform to the standards of HCC Chapter 21.73.

b. All access points to rights-of-way shall conform to the standards of a level two right-of-way access plan stated in HCC Chapter 21.73. This applies to all uses and structures. (Ord. 08-29, 2008).

21.16.060 Traffic requirements. A conditional use permit is required for every use that:

a. Is estimated to generate more than 100 vehicle trips during any hour of the day based on the proposed land use and density, or calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers (current edition),

b. Is estimated to generate more than 500 vehicle trips per day based on the proposed land use and density, or calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers (current edition);

c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use;

d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection. (Ord. 10-06 §4, 2010).

21.16.070 Site development standards. a. All single family and duplex residential development in the residential office district shall comply with the level one site development standards contained in HCC § 21.50.020.

b. All multifamily residential and all commercial development on lands in this district shall conform to the level two site development standards set forth in HCC §21.50.030.(Ord. 10-06 §3 (part, 2010; Ord. 08-29, 2008).

21.16.080 Nuisance standards. The nuisance standards of HCC § 21.59.010 apply to all development, uses, and structures in this zoning district. (Ord. 10-06 §5, 2010).

21.16.090 Lighting standards. The level one lighting standards of HCC § 21.59.030 apply to all development, uses, and structures in this zoning district. (Ord. 10-06 §6, 2010).

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CITY OF HOMER
HOMER, ALASKA

City Manager/Planning

ORDINANCE 14-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RURAL RESIDENTIAL (RR) DISTRICT TO RESIDENTIAL OFFICE (RO).

WHEREAS, The Homer Advisory Planning Commission reviewed a request from the Homer City Council to review the Homer Comprehensive Plan in regards to recommendations found for Neighborhood Commercial East End rezone, and

WHEREAS, The Homer Advisory Planning Commission, after extensive review, recommends rezoning property from the Rural Residential District to the Residential Office Zoning District; and

WHEREAS, The Homer Advisory Planning Commission held a public hearing on the matter on August 6, 2014, as required by Homer City Code, Section 21.70.020; and

WHEREAS, The Homer Advisory Planning Commission finds the area of map amendment represents of an extension of an existing boundary contiguous to an existing zoning district; and

WHEREAS, The Homer Advisory Planning Commission determined the map amendment is consistent with the Comprehensive Plan; and

WHEREAS, The Homer Advisory Planning Commission determined the rezone applies a district that is better suited to the proposed area for the zoning map amendment; and

WHEREAS, The Homer Advisory Planning Commission has found that the zoning map amendment is in the best interest of the public; and

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer Zoning Map will be amended as per attached Exhibit A, to extend Residential Office zoning to include all parcels listed on Exhibit B.

Section 2. The City Planner is authorized to sign the map and adhere to the requirements set forth in the Homer City Code, Section 21.10.030(b).

Section 3. This is a non Code Ordinance of a permanent Nature.

CITY OF HOMER

_____
Mary E. (Beth) Wythe, MAYOR

ATTEST

_____
Jo Johnson, CMC, CITY CLERK

AYES:
NOES:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

REVIEWED AND APPROVED AS TO FORM AND CONTENT:

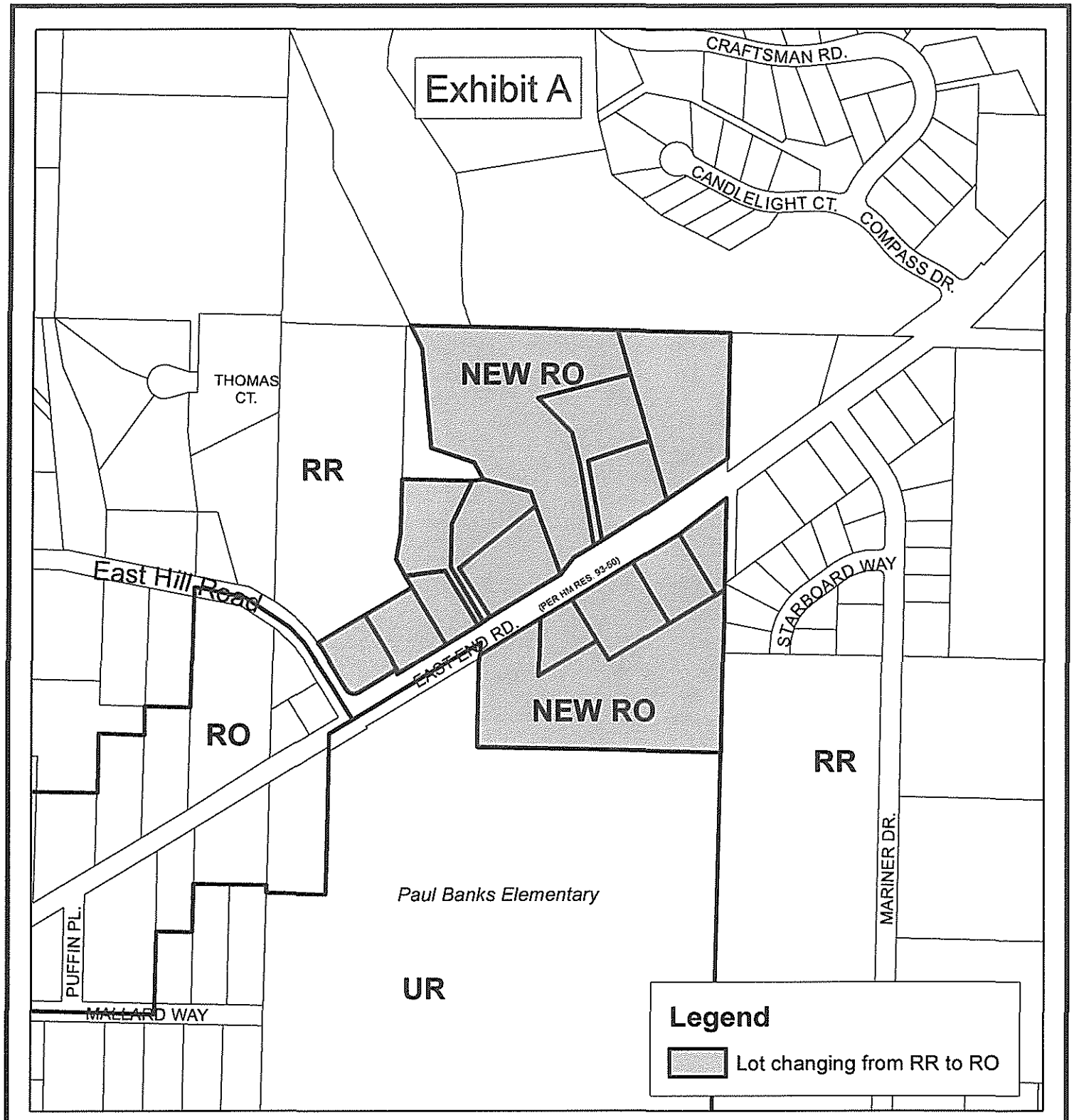
_____
Walt Wrede, City Manager

Date: _____

_____
Tom Klinkner, City Attorney

Date: _____

Fiscal Note: Costs of mapping.



City of Homer
Planning and Zoning Department
7/22/2014

Properties to be rezoned from Rural Residential to Residential Office

0 150 300 600 900 Feet

N

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.

Tax ID	LEGAL DESCRIPTION
17903021	T 6S R 13W SEC 16 SEWARD MERIDIAN HM PTN E1/2 SW1/4 BEGIN @S1/4 CORNER COMMON TO SEC 16&21; TH N 0 DEG 13'20" W 1448.35 FT TO POB; TH W 714.79 FT; TH N 0 DEG 13'20"W 269.14 FT TO CENTER OF HOMER EAST RD; TH N57 DEG 17'30"E 208 FT ALONG CENTER OF RD;
17903033	T 6S R 13W SEC 16 SEWARD MERIDIAN HM THAT PORTION OF THE NE1/4 SW1/4 COMMENCING AT THE CENTER 1/4 CORNER OF SEC 16 TH PROCEEDING S 0 DEG 14 MIN E ALONG CENTERLINE 485.4 FT TO THE INTERSECTION WITH THE SOUTH ROW LINE OF HOMER EAST RD TO THE POB TH S 0 DE
17903034	T 6S R 13W SEC 16 SEWARD MERIDIAN HM BEGINNING AT INTERSECTION OF CENTERLINE OF SEC 16 WITH THE SOUTH ROW LINE OF HOMER EAST RD PROCEED S 00 DEG 14 MIN E 265.8 FT TH S 57 DEG 17 MIN 30 SEC W 23.7 FT TO THE POB TH N 32 DEG 42 MIN 30 SEC W TO HOMER EAST R
17903080	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 3-A
17903083	T 6S R 13W SEC 16 SEWARD SW HM 2006077 MUTCH-GANGL 2006 ADDN LOT 2
17903016	T 6S R 13W SEC 16 SEWARD MERIDIAN HM PTN E1/2 NE1/4 SW1/4 COMMENCE @SECT CORNER SECS 16 17 20 & 21 TH N1 DEG 11'40"W 568.5 FT TO SOUTH ROW LINE OF HOMER EAST RD; TH N70 DEG 14'E 354 FT; TH N57 DEG 17'30"E 2203.18 FT; TH S32 DEG 42'30"E 30 FT TO POB;
17903063	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 2
17903076	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005037 MUTCH-GANGL 2005 ADDN LOT B-3-A
17903079	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 2
17903027	T 6S R 13W SEC 16 SEWARD MERIDIAN HM BEGINNING AT THE 1/4 CORNER COMMON TO SEC 16 & 21 TH PROCEED N 0 DEG 13 MIN 20 SEC W 1448.35 FT TH WEST 714.79 FT TH N 0 DEG 13 MIN 20 SEC W 233.49 FT TH N 57 DEG 17 MIN 30 SEC E 208 FT TO THE POB TH CONTINUE N 57 DE
17903066	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 5
17903082	T 6S R 13W SEC 16 SEWARD SW HM 2006077 MUTCH-GANGL 2006 ADDN LOT 1
17903065	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0940021 MUTCH GANGL TRACTS NEPTUNE ADDN LOT 4
17903077	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005037 MUTCH-GANGL 2005 ADDN LOT B-3-B
17903078	T 6S R 13W SEC 16 SEWARD MERIDIAN HM 2005096 WATSON RIDGE LOT 1

City of Homer
www.cityofhomer-ak.gov

Planning
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Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 14-71

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
DATE: August 6, 2014
SUBJECT: Lakeside Village Subdivision 2014 Replat Preliminary Plat

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

General Information:

Applicants:	Seabright Survey + Design Kenton Bloom 1044 East Road, Suite A Homer, AK 99603	South Peninsula Behavior Health Services, Inc. 3948 Ben Walters Lane Homer, AK 99603
Location:	Southeast corner fo Ben Walters Lane and Hillfair Ct.	
Parcel ID:	Corner lot is 17730295. Smaller lot is 17730255	
Size of Existing Lot(s):	Corner lot is 0.78 acres. Smaller lot is 0.25 acres	
Size of Proposed Lots(s):	1.025 acres	
Zoning Designation:	Residential Office District	
Existing Land Use:	Corner lot has an existing 8,420 sf office building.	
	Smaller lot is vacant	
Surrounding Land Use:	North: Office, day activity center South: Residential East: Residential West: Residential and office	
Comprehensive Plan:	GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 66 property owners of 67 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is in the Residential Office District. This plat removes a common lot line creating one larger lot from two smaller lots. The plat also proposes to vacate the 20 ft utility/drainage easement that is centered on the common lot line. This easement has two "layers", a drainage easement layer, concurrent with a utility easement layer. Both "layers" are noted on the original Lakeside Village Subdivision Plat (1977).

The orginal plat dedicates utility/drainage easements to accommodate water flows which are still relevant today. Therefore, the City does not recommend vacating the drainage easement.

The easement doubles as a utility easement. Staff confirmed that no City utilities are located in the easement, therefore the City has no objection to vacating the "utility" portion of the easement.

In the end, the staff recommendats to allow the removal of the lot line, but retain the drainage easement.

Plat Notes:
#2: Delete: The lot is serviced by City of Homer water and sewer as stated in Plat Note #5. With water and sewer available Plat Note #2 is outdated and should be deleted "~~All wastewater disposal systems shall comply with existing applicable laws at the time of construction~~."

#4: Delete: Neither Ben Walters Lane nor Hillfiar Court are a state maintained roads so Plat Note #4 should be deleted. "~~No direct access to state maintained rights-ofoway is allowed without prior written consent of the Alaska State DOT~~."

Development agreement is needed for the removal of the water and sewer stubout on the eastern portion of the proposed lot.

Homer City Code 22.10.051 Easements and rights-of-way

A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: Change the 10-foot wide utility easement to a 15-foot wide utility easement that fronts the rights-of-way. Depict this 15-foot utility easement on the plat. Condition 1.

B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets this requirement.

C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. Homer's Non-Motorized Transportation and Trail Plan does not identify corridors along this part of Ben Walters nor Hillfair Ct.

D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements. No dedication of additional easements or rights-of-way is requested.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

A. Within the Title Block:

1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
2. Legal description, location, date, and total area in acres of the proposed subdivision; and
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of

the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: This plat proposes to vacates a 20-foot utility/drainage easement. City does not recommend vacating the drainage easement. The easement doubles as a utility easement. Staff confirmed that no City utilities are located in the easement, therefore the City has no objection to vacating the "utility" portion of the easement.

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

Staff Response: The plat meets these requirements.

H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: Depict the approximate location of the wastewater and water mains on the plat.

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

Staff Response: The plat meets these requirements. No roads to be dedicated.

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements. There are no slopes over 20% grade on this plat.

N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. There are no encroachments to be resolved.

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

Staff Response: The plat meets these requirements.

Public Works Comments:

1. Change the 10-foot wide utility easement to a 15-foot wide utility easement that fronts the rights-of-way.
2. Public Works does not support the vacation of a drainage easement unless the drainage improvements are relocated and granted a new easement. Please present to Public works plan for relocation before final approval of the replat.

   A development agreement is required

Fire Department Comments: No comments.

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

1. Change the 10-foot wide utility easement to a 15-foot wide utility easement that fronts the rights-of-way and depict this on the plat.
2. Depict the approximate location of the City's wastewater and water mains on the plat.
3. Delete Plat No. #2 which states, "~~All wastewater disposal systems shall comply with existing applicable laws at the time of contstruction~~."
4. Delete Plat No. #4: Neither Ben Walters Lane nor Hillfiar Court are a state maintained road so delete. "~~No direct access to state maintained rights-ofoway is allowed without prior written consent of the Alaska State DOT~~."
5. A development agreement is required for the removal of the water and sewer stub out on the eastern portion of the proposed lot.
6. Retain the 20-foot drainage easement.

Attachments:
1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map
5. Portion of 1977 Lakeside Village Subdivision. Reference drainage easements enlarged.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____, 2014

FOR: _____

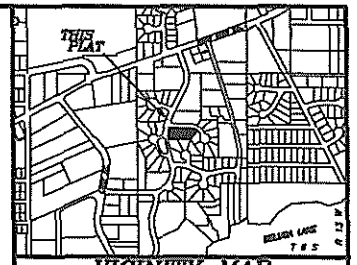
_____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.
4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE ALASKA STATE DOT.
5. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
6. THERE IS AN EXISTING BLANKET EASEMENT THAT WAS GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED NOVEMBER 2, 1959 BK 18 PG 119.
7. THERE IS A RESERVATION OF 1/2 OIL, GAS AND MINERAL RIGHTS AS RESERVED IN AN INSTRUMENT RECORDED JUNE 21, 1977 BK 92 PG 534.
8. THERE ARE EXISTING COVENANTS AND RESTRICTIONS RECORDED OCTOBER 25, 1978 BK 103 PG 176-179 HRD.



VICINITY MAP

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

RECEIVED

7/17/2014

CITY OF HOMER
PLANNING/ZONING

SCALE
1" = 40'

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

_____

CARLA METTLER, CHIEF FINANCIAL OFFICER
SOUTH PENINSULA BEHAVIORAL HEALTH SERVICES, INC.
3948 BEN WALTERS LANE
HOMER, AK 99603

PLAT APPROVAL

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

BY: _____ _____
AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

_____ _____ _____
KENTON T. BLOOM, PLS 7968-S DATE

HOMER RECORDING DISTRICT — KPB FILE No. 2014-

LAKESIDE VILLAGE SUBDIVISION 2014 REPLAT

A REPLAT OF LAKESIDE VILLAGE SUBDIVISION NO. 7 LOT 12B BLOCK 3 (PLAT #95-03 HRD) AND LAKESIDE VILLAGE SUBDIVISION AMENDED LOT 15 BLOCK 3 (PLAT #84-05 HRD) LOCATED WITHIN THE NE 1/4 OF THE NE 1/4 OF SEC. 20 TWP. 6S, RGE. 13W S.M. KENAI PENINSULA BOROUGH THIRD JUDICIAL DISTRICT STATE OF ALASKA, HOMER RECORDING DISTRICT

CONTAINING 1.025 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KK	CHKD BY: KB	JOB #14-25
DATE: 6/2014	SCALE: 1"=40'	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN
Kenton Bloom, PLS
1044 East Road Suite A
Homer, Alaska 99603
(907) 235-4247 (& fax)
seabrightz@yahoo.com

July 15, 2014

City of Homer
Planning Dept.
491 E. Pioneer
Homer, Alaska 99603

RE: **Lakeside Village Subdivision 2014 Replat**

To Whom It May Concern:

Seabright Survey + Design is pleased to submit the preliminary plat for the **Lakeside Village Subdivision 2014 Replat**

We are providing you with a check for $300.00 for platting review fees and two full size copies. Please find the PDF 11"x17" in an email for your review. We look forward to working with the City of Homer on this project within city limits. Thank you for your consideration. Please call with any questions or concerns.

Cordially,

Kenton Bloom, P.L.S.
Seabright Survey + Design

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Lakeside Village Subdivision 2014 Replat 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 Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

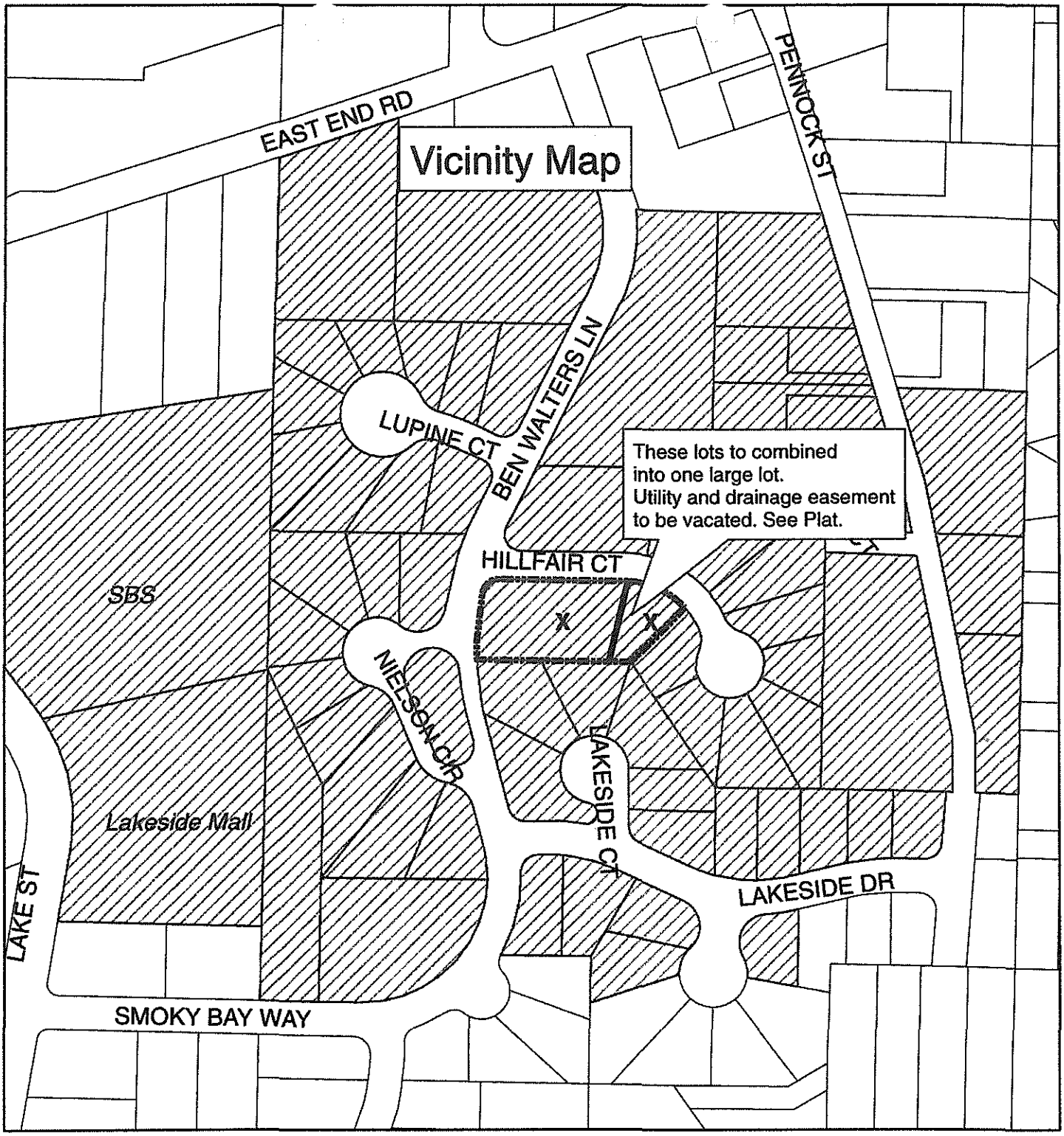
A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, August 6, 2014 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

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.

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

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

VICINITY MAP ON REVERSE



CITY OF HOMER · ALASKA · MARCH 31, 1964

City of Homer
Planning and Zoning Department
7/22/2014

Lakeside Village Subdivision
2014 Replat Preliminary Plat

Marked lots are within 500 feet and property owners notified.

Feet
0 250 500

N

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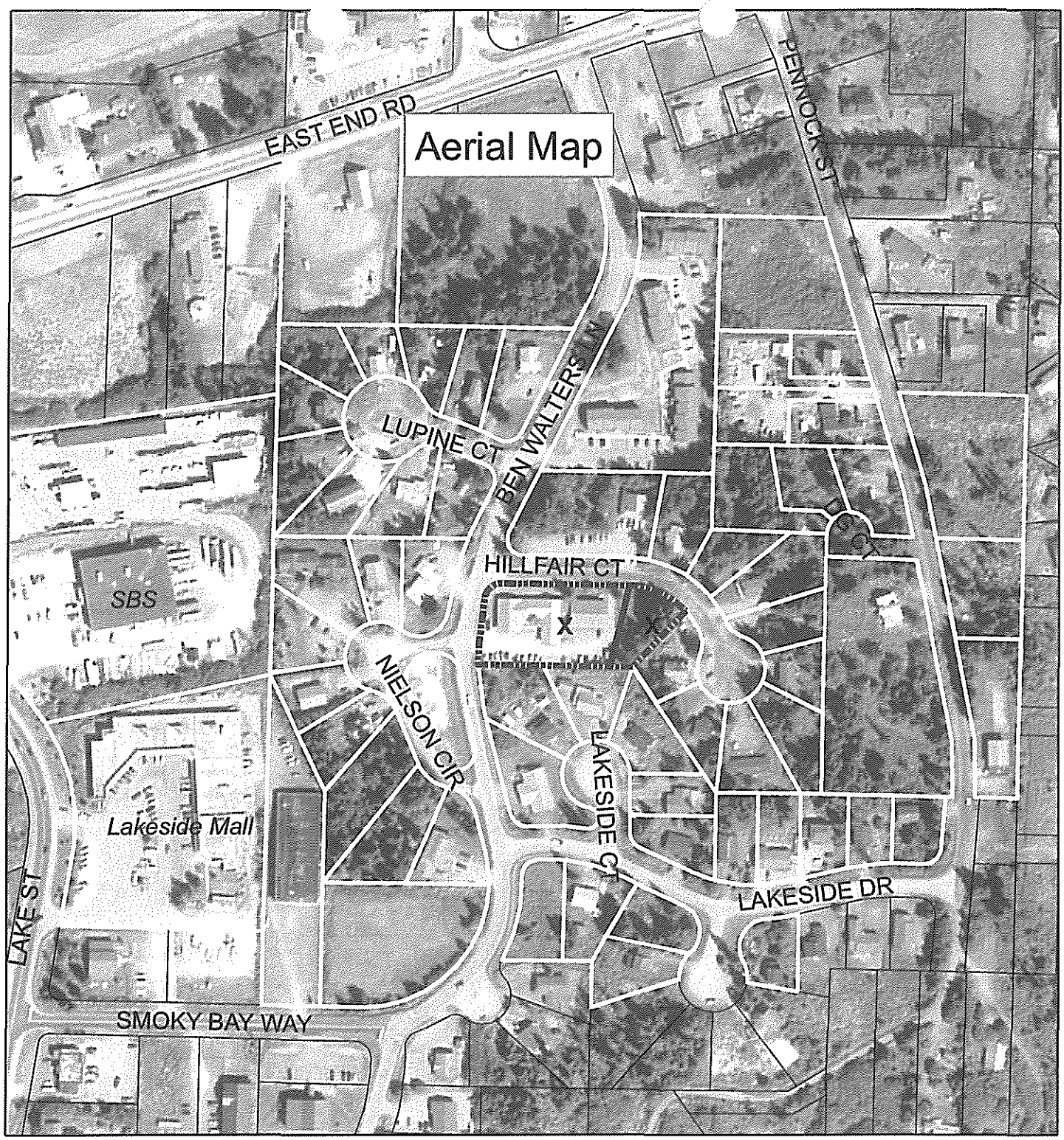

City of Homer
Planning and Zoning Department
7/22/2014

Lakeside Village Subdivision
2014 Replat Preliminary Plat

Marked lots are within 500 feet and property owners notified.

Feet
0 250 500

N

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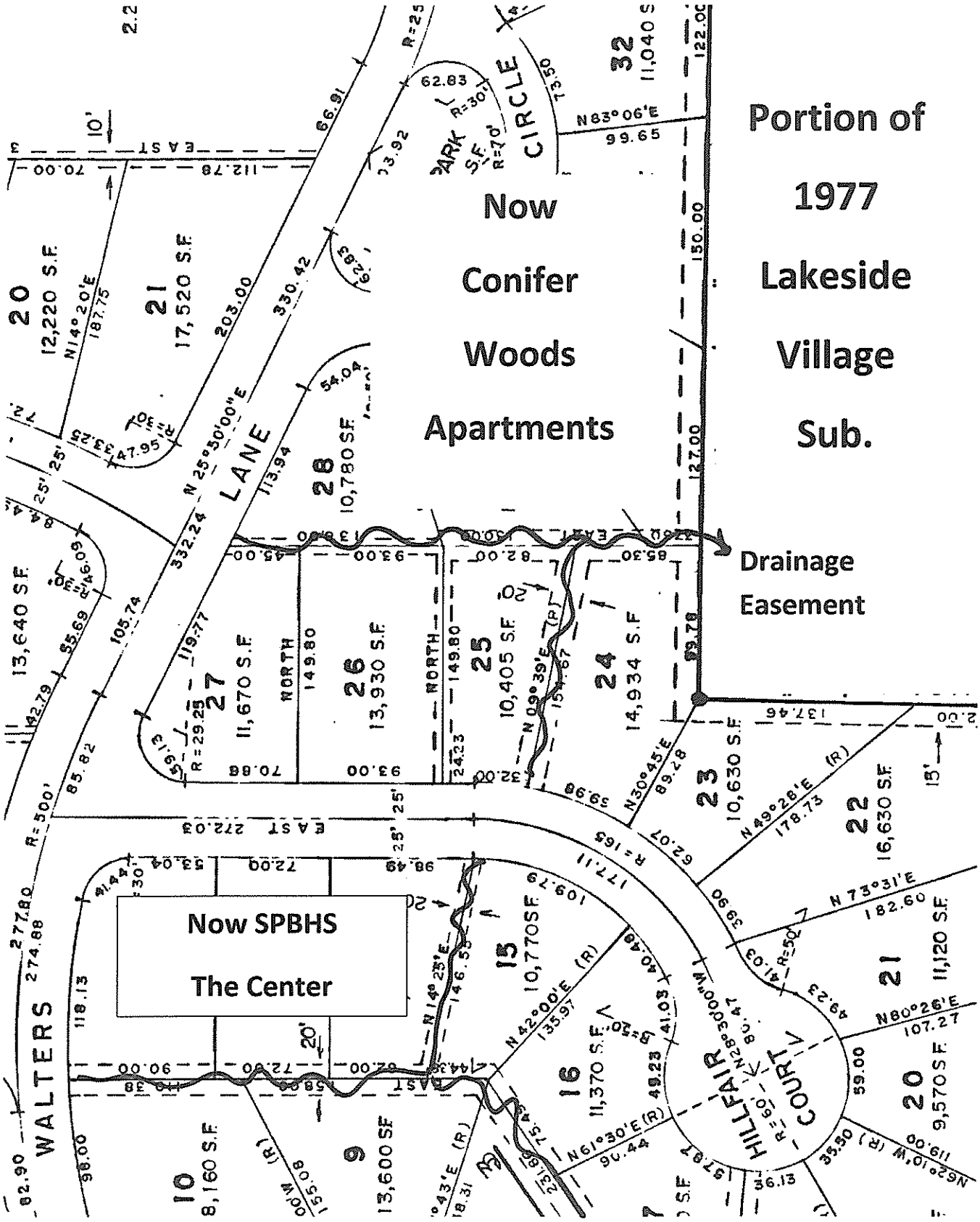
2013 Photo


Portion of
1977
Lakeside
Village
Sub.
Now
Conifer
Woods
Apartments
Drainage
Easement
Now SPBHS
The Center
WALTERS LANE
HILLFAIR COURT
PARK CIRCLE
EAST
NORTH
20
12,220 S.F.
21
17,520 S.F.
28
10,780 S.F.
27
11,670 S.F.
26
13,930 S.F.
25
10,405 S.F.
24
14,934 S.F
23
10,630 S.F.
22
16,630 S.F.
32
11,040 S
13,640 S.F.
15
10,770 SF.
16
11,370 S.F.
21
11,120 S.F.
20
9,570 S.F.
10
8,160 S.F.
9
13,600 SF

City of Homer
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(f) 907-235-3118

Staff Report 14-72

TO:	Homer Advisory Planning Commission
THROUGH:	Rick Abboud, City Planner
FROM:	Dotti Harness-Foster, Planning Technician
DATE:	August 6, 2014
SUBJECT:	Forest Glen Subdivision Unit 2 2014 Preplat Preliminary Plat

Requested Action: Preliminary Plat approval to divide one larger lot into three smaller lots

General Information:

Applicants:	Seabright Survey + Design Kenton Bloom 1044 East Road, Suite #A Homer, AK 99603	Stephen E. Rollins Stephen 1957 LLC POBox 669 Homer, AK 99603
Location:	At the intersection for Forest Glen and Aprill Place	
Parcel ID:	17527002	
Size of Existing Lot(s):	1.16 acres	
Size of Proposed Lots(s):	Lot 4A will be 23,431.6 sf	
	Lot 4B will be 13,536.5 sf	
	Lot 4C will be 13,598.0 sf	
Zoning Designation:	Urban Residential District	
Existing Land Use:	New building pad	
Surrounding Land Use:	North: Residential South: Vacant, residential East: School yard West: Vacant, residential	
Comprehensive Plan:	Ch. 4, 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.	
Wetland Status:	The eastern half of the parcel is designated as a discharge slope.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 49 property owners of 56 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Urban Residential District. This plat divides a 1.16 acre lot into three small lots, two are flag lots for access and utilities. All three lots will have public water and sewer.

Plat Notes:

#2 to be deleted because these lots will be served by public water and sewer.
Also removed the Wastewater Disposal at Alaska DEC signature block.

Add a plat note indicating that no permanent structures in the access portion of the flag lots, Lot 4B and Lot 4C. (per KPB 20.30.190(b)).

#4 to be deleted because there is no access to State maintained ROW.
#5 describes a 15 ft utility easement along the right-of-way which needs to be depicted on the plat.

Homer City Code 22.10.051 Easements and rights-of-way

A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: Plat note #5 describes a 15 ft utility easement which needs to be depicted on the plat.

B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements.

D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

A. Within the Title Block:

1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
2. Legal description, location, date, and total area in acres of the proposed subdivision; and
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: Location of the City's water and sewer lines needs to be depicted.

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

Staff Response: The plat meets these requirements. No roads dedicated.

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements. No slopes over 20%.

N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.No building encroachments.

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

Staff Response: The plat meets these requirements.

Public Works Comments:

1. Depict the 15 ft utility easement fronting the ROW.
2. Remove plat note 2 which references wastewater disposal system because these lots will be served by City water and sewer.
3. Remove plat note number 4 because there is no access to a State maintained ROW.
4. A development agreement is required

Fire Department Comments: No comments.

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

1. Delete Plat Note #2 because the property is serviced by public water and sewer.
2. Depict the 15 ft utility easement that fronts the ROW.
3. Removed the Wastewater Disposal at Alaska DEC signature block.
4. Depict the water and sewer mains.
5. Delete Plat Note #4 because the property does not front a State maintained road.
6. Add a plat note indicating that no permanent structures in the access portion of the flag lots, Lot 4B and Lot 4C.
7. Modify Plat Note #5 to read: "The front 15 feet along the existing rights-of-way ~~and 20' within 10' of the only side lot line~~ is a utility easement."

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

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.

4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE ALASKA STATE DOT.

5. THE FRONT 15' ALONG THE EXISTING RIGHTS-OF-WAY AND 20' WITHIN 10' OF THE ONLY SIDE LOT LINE IS A UTILITY EASEMENT.

6. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.

7. THERE IS AN EXISTING BLANKET EASEMENT THAT WAS GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED SEPTEMBER 18, 1959, BK 17 PG 326 HRD.

8. THERE ARE EXISTING COVENANTS AND RESTRICTIONS RECORDED APRIL 1, 1974 BK 76 PG 236-237 HRD.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____, 2014

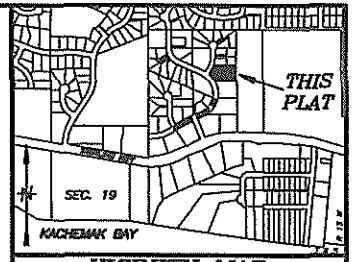
FOR: _____

_____

NOTARY PUBLIC FOR ALASKA

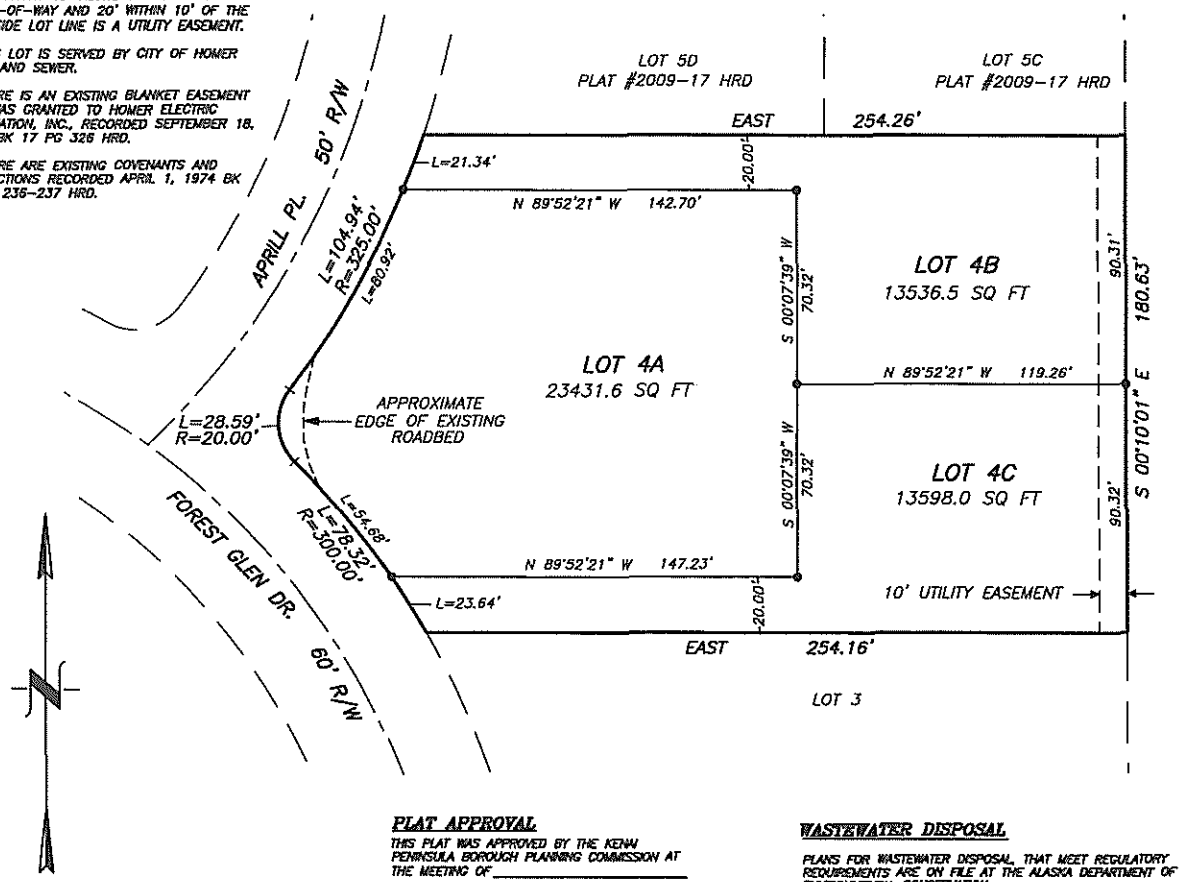
MY COMMISSION EXPIRES _____

STATE OF ALASKA 49TH
Kenton T. Bloom LS-7958 Registered Professional Land Surveyor



VICINITY MAP

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



SCALE
1" = 30'

PLAT APPROVAL

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

BY: _____ _____
AUTHORIZED OFFICIAL DATE
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

_____ _____ _____
KENTON T. BLOOM, PLS 7958-S DATE

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

_____

STEPHEN E. ROLLINS, OWNER
STEPHEN 1857 LLC
PO BOX 929
HOMER, AK 99603

RECEIVED
7/17/2014
CITY OF HOMER
PLANNING/ZONING

HOMER SCHOOL SURVEY
1999 CITY ADDN
TRACT 1

LEGEND

● 5/8" X 30" REBAR W/ 2" ALCAP (7958-S 2014) SET THIS SURVEY

HOMER RECORDING DISTRICT KPB FILE No. 2014-

FOREST GLEN SUBD. UNIT 2 2014 REPLAT

A REPLAT OF LOT 4 OF FOREST GLEN SUBD. UNIT 2 BLOCK 2 (PLAT #1974-531 HRD), LOCATED WITHIN THE SE 1/4 OF THE 1/4 OF SEC. 19 TWP. 6S, RGE. 13W S.M. KENAI PENINSULA BOROUGH THIRD JUDICIAL DISTRICT STATE OF ALASKA HOMER RECORDING DISTRICT

CONTAINING 1.181 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KK	CHKD BY: KB	JOB #14-23
DATE: 7/2014	SCALE: 1"=30'	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN
Kenton Bloom, PLS
1044 East Road Suite A
Homer, Alaska 99603
(907) 235-4247 (& fax)
seabrightz@yahoo.com

July 15, 2014

City of Homer
Planning Dept.
491 E. Pioneer
Homer, Alaska 99603

RE: **Forest Glen Subdivision Unit 2 2014 Replat**

To Whom It May Concern:

Seabright Survey + Design is pleased to submit the preliminary plat for the **Forest Glen Subdivision Unit 2 2014 Replat**

We are providing you with a check for $300.00 for platting review fees and two full size copies. Please find the PDF 11"x17" in an email for your review. We look forward to working with the City of Homer on this project within city limits. Thank you for your consideration. Please call with any questions or concerns.

Cordially,

Kenton Bloom, P.L.S.
Seabright Survey + Design

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Forest Glen Subdivision Unit 2 2014 Replat 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 Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

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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.

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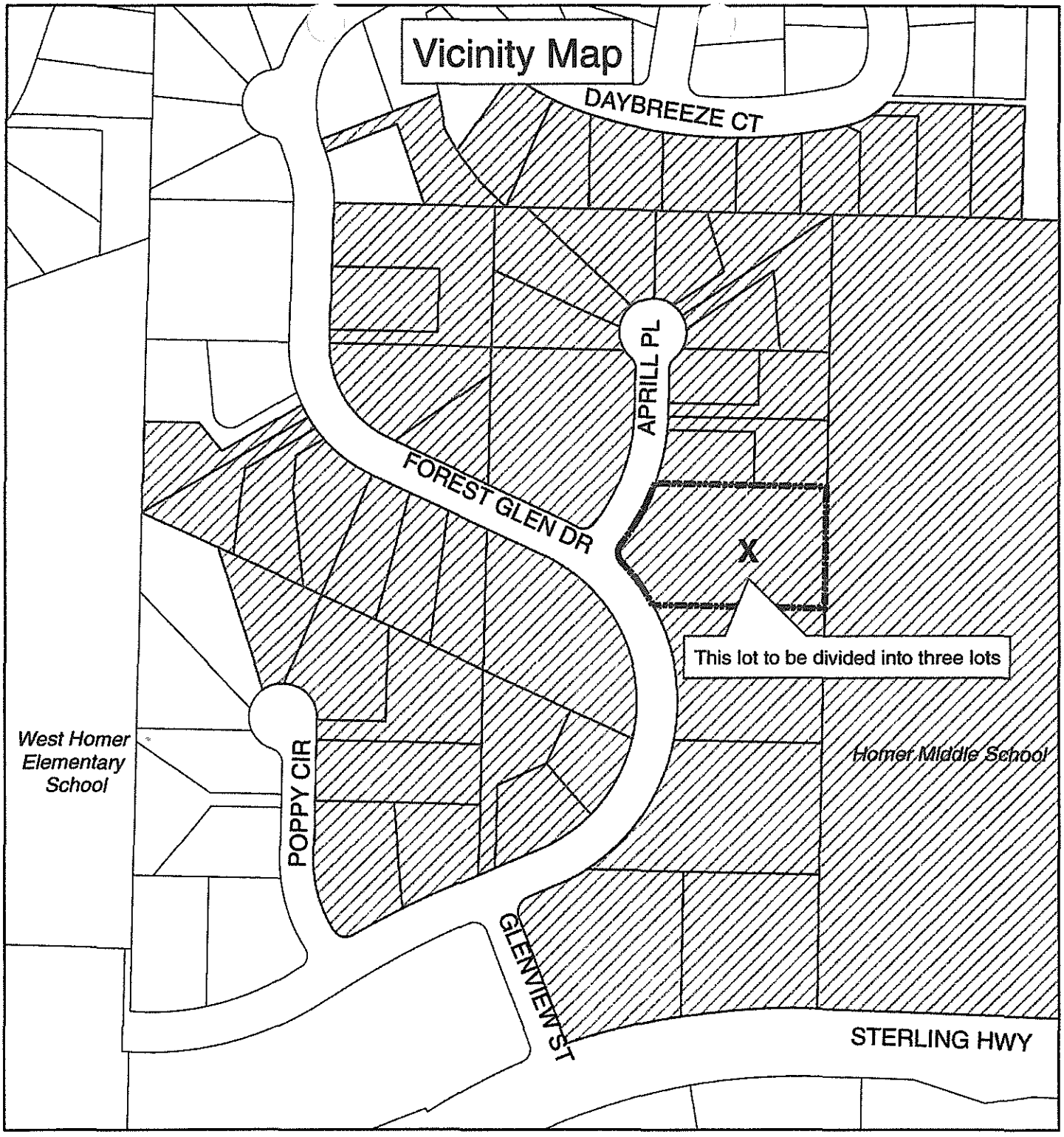
NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department
7/22/2014

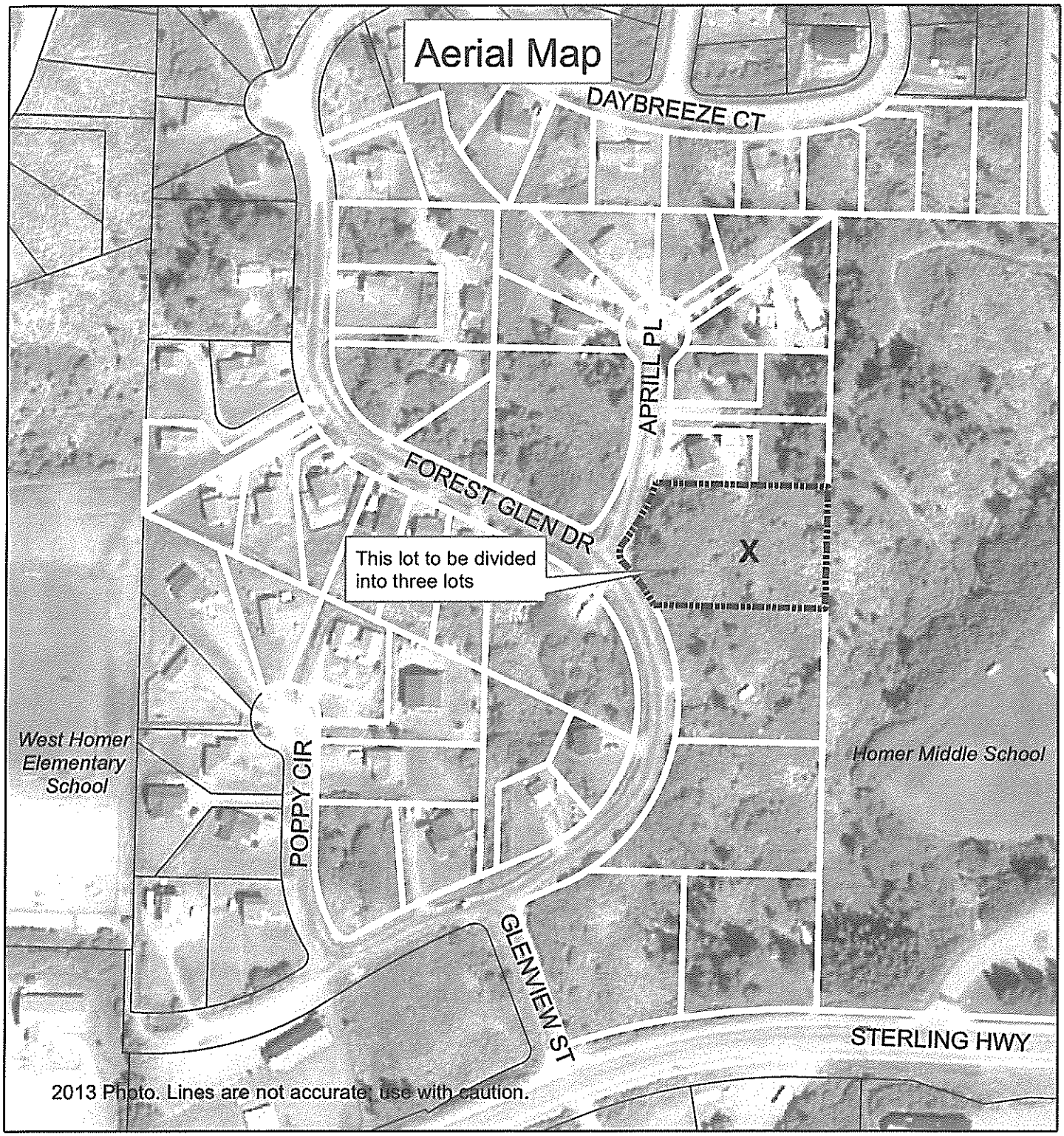
Forest Glen Subdivision Unit 2
2014 Replat Preliminary Plat

Marked lots are within 500 feet and property owners notified.

0 250 500 Feet

N

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



CITY OF HOMER · ALASKA

City of Homer
Planning and Zoning Department
7/22/2014

Forest Glen Subdivision Unit 2
2014 Replat Preliminary Plat

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0 250 500 Feet

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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 14-73

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: August 6, 2014
SUBJECT: Scenic View Tract A 2014 Replat Preliminary Plat

Requested Action: Preliminary Plat approval to divide one larger lot into two smaller lots

General Information:

Applicants:	Kenton Bloom, P.L.S. Seabright Surveying 1044 East End Road, Ste A Homer, AK 99603	Weston and Stephanie Carroll 1170 Queets Circle Homer, AK 99603
Location:	East End Road, west of Williams PL	
Parcel ID:	17924002	
Size of Existing Lot(s):	2.68 acres	
Size of Proposed Lots(s):	1.210 and 1.252 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential, and vacant	
Surrounding Land Use:	North: Residential South: Residential/Vacant East: Residential/Vacant West: Residential/Vacant	
Comprehensive Plan:	Goal 1 Objective B: Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate-to-high density residential and mixed use areas with lower densities in outlying areas.	
Wetland Status:	The 2005 wetland mapping shows a potential drainage along the southwest corner of lot 2B-1	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water is available and sewer is available to lot 2B-1.	
Public Notice:	Notice was sent to 34 property owners of 33 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat creates two smaller lots from one larger lot. The northern lot will be a long panhandle, to allow connection to city water. Access will be from the northern end of the lot, along Jake's Little Fireweed Lane.

Staff is concerned with the length of the panhandle for lot 2B-2. The purpose of the panhandle is to provide access to City water. There is a plat note stating the panhandle will not be used for physical access to the property. In the past 12 years, the City has allowed two lots further west on Jake's Little Fireweed Lane to have access to City services via East End Road. Because the City has a recent history of allowing this type of platting and connection, staff recommends approving this plat. Generally speaking however, both planning and public works staff do not agree with using panhandles over 150 feet, as specified in Borough code.

Homer City Code 22.10.051 Easements and rights-of-way

A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements.

B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements.

C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements. There are no public access corridors affected by this subdivision.

D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be consistent with the adopted plans of the City.

Staff Response: N/A

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

A. Within the Title Block:

1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;

2. Legal description, location, date, and total area in acres of the proposed subdivision; and
3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat meets these requirements.

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

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: See Public Works comments.

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

Staff Response: Contours not provided. The road is already constructed. City maintenance stops in the vicinity of this property at this time.

M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements. No areas appear to be over 20% grade.

N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements. No structures appear to be encroaching. The driveway encroaches into a vacant lot and drainage easement to the west. The two property owners can work with Public Works to resolve this issue if there is a drainage problem now or when the lot to the west is developed in the future.

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

Staff Response: The plat meets these requirements.

Public Works Comments:

1. Show the 15' Utility easement fronting the ROW's, both East End Road and the dedicated ROW, Little Fireweed Lane.
2. Show the waterline on East End Road fronting Lot 2B-1, and the flag lot portion of Lot 2B-2.
3. Public Works is concerned that approval of the flag lot (providing access to water from East End Road) will remove any motivation for the flag lot owner to support a water/sewer LID along Little Fire Weed (the normal, most cost effective means of providing serveice to the proposed lot). Without the flag lot configuration, the property owner would be more supportive of his neighbors interest (and the community as a whole) in establishing an LID and providing water and sewer service to the neighborhood to the north not presently served by water or sewer.

   If the Homer Advisory Planning Commission and the KPB approves the flag lot, Public Works would require that the applicant sign an agreement that would eliminate their ability to object to an LID that would provide water and sewer in Little Fireweed and require connection to any mains installed in Little Fireweed. Failure to meet this requirement would trigger the City

disconnecting the service connection at East End Road. Specific language to be developed and agreement signed prior to final plat recording.

A development agreement is required

Fire Department Comments: No fire department issues.

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

1. Correct the street name to Jake's Little Fireweed Lane.
2. Show the 15' Utility easement fronting the ROW's, both East End Road and the dedicated ROW, Little Fireweed Lane.
3. Show the waterline on East End Road fronting Lot 2B-1, and the flag lot portion of Lot 2B-2.
4. A development agreement is required.
5. An agreement to waive the right to object to a Special Assessment District for water and sewer on Jake's Little Fireweed Lane will be required prior to connecting to city services on lot 2B-2.

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

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

3. THIS SUBDIVISION IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF HOMER.

4. NO DIRECT ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE ALASKA STATE DOT.

5. THE FRONT 15' ALONG THE EXISTING RIGHTS-OF-WAY AND 20' WITHIN 10' OF THE SIDE LOT LINES IS A UTILITY EASEMENT.

6. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND ONSITE SEPTIC SYSTEMS.

7. THERE IS AN EXISTING BLANKET EASEMENT WHICH WAS GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED BK 19 P 100 HRD.

8. THERE IS AN EXISTING SUBJECT EASEMENT THAT SERVES BOTH AS A PRIVATE DRIVEWAY RIGHT OF WAY EASEMENT, RECORDED SERIAL NO. 2002-001674-0, AND AS A RIGHT OF WAY EASEMENT FOR USE BY ENSTAR NATURAL GAS COMPANY, RECORDED SERIAL NO. 2013-002542-0.

7. THE PANHANDLE PORTION OF THE FLAG LOT 2B-2 IS SOLELY FOR THE PURPOSE FOR ACCESS TO CITY OF HOMER WATER AND SEWER.

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____ LICENSE NO. _____ DATE _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____, 2014

FOR: _____

_____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____, 2014

FOR: _____

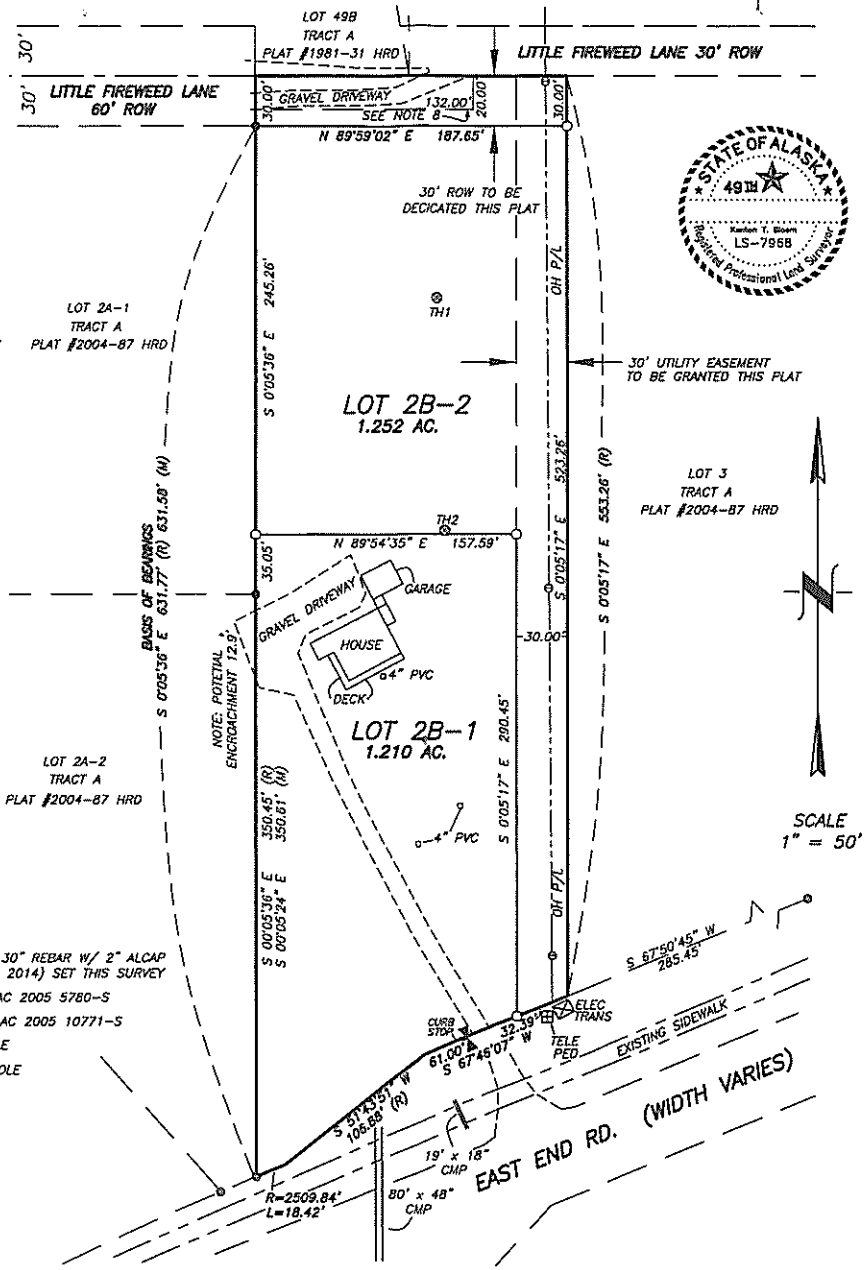
_____

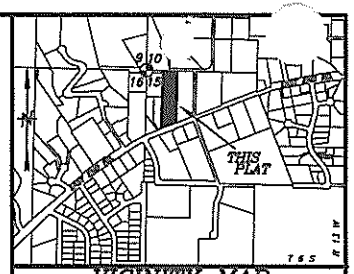
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- ○ 5/8" X 30" REBAR W/ 2" ALCAP (7968-S 2014) SET THIS SURVEY
- ● FND 2" AC 2005 5780-S
- ⊙ TIE 2.5" AC 2005 10771-S
- ⊗ TEST HOLE
- ⊖ UTILITY POLE





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_____

WESTON J CARROLL
1170 QUEETS CIRCLE
HOMER, AK 99603

_____

STEPHANIE J CARROLL
1170 QUEETS CIRCLE
HOMER, AK 99603

PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

RECEIVED

JUL 17 2014

CITY OF HOMER
PLANNING/ZONING

HOMER RECORDING DISTRICT KPB FILE NO. 2014-

SCENIC VIEW SUBD.
2014 REPLAT

A REPLAT OF LOT 2 OF SCENIC VIEW SUBD. TRACT A (PLAT #2005-87 HRD), LOCATED WITHIN THE NE 1/4 OF THE NE 1/4 OF SEC. 15 TWP. 6S. RGE. 13W S.M. KENAI PENINSULA BOROUGH THIRD JUDICIAL DISTRICT STATE OF ALASKA HOMER RECORDING DISTRICT

CONTAINING 2.462 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KK	CHKD BY: KB	JOB #14-22
DATE: 6/2014	SCALE: 1"=50'	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN
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1044 East Road Suite A
Homer, Alaska 99603
(907) 235-4247 (& fax)
seabrightz@yahoo.com

July 15, 2014

City of Homer
Planning Dept.
491 E. Pioneer
Homer, Alaska 99603

RE: **Scenic View Tract A 2014 Replat**

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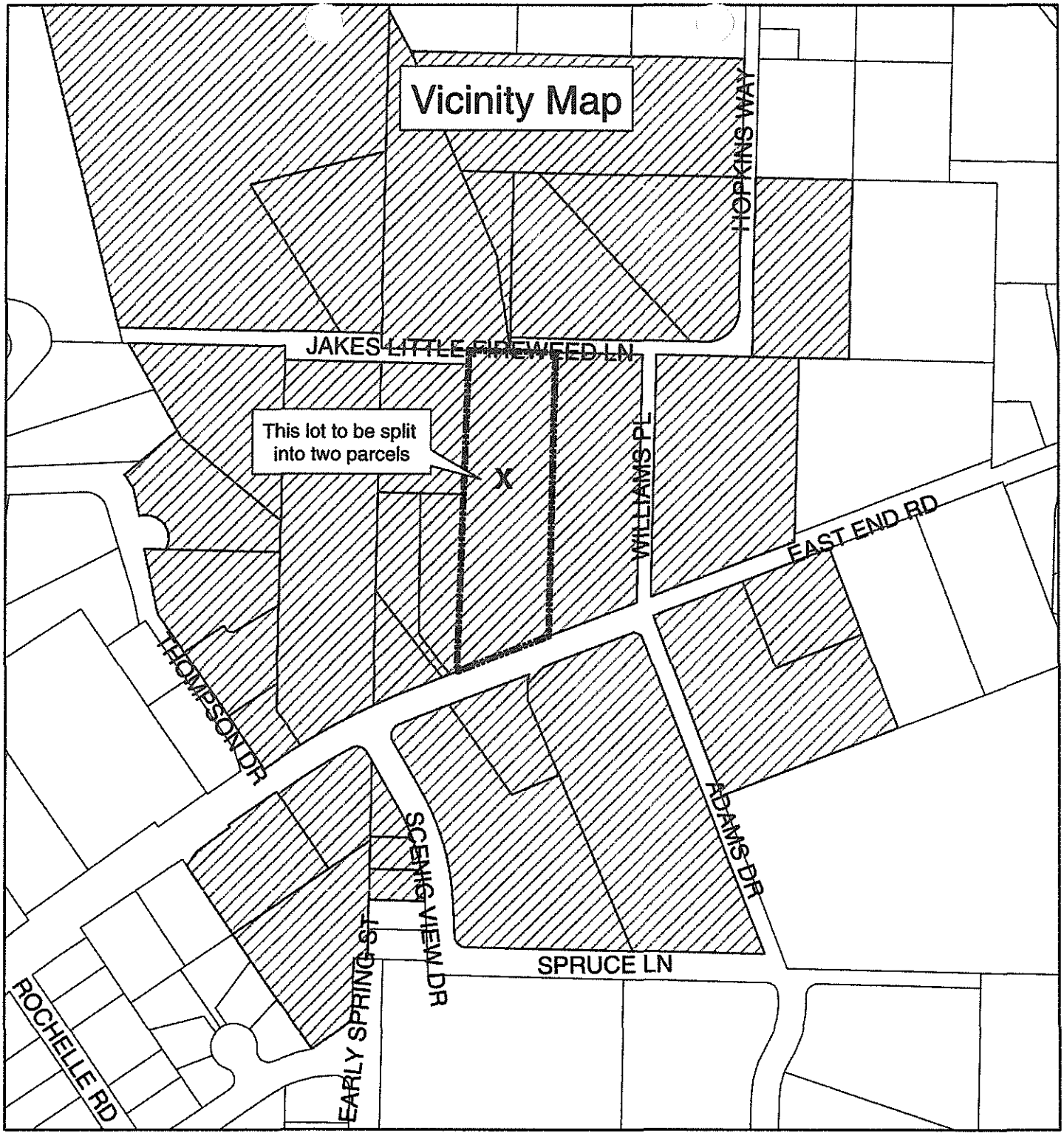

CITY OF HOMER · ALASKA · MARCH 31, 1964

City of Homer
Planning and Zoning Department
7/22/2014

Scenic View Tract A
2014 Replat Preliminary Plat

Marked lots are within 500 feet and property owners notified.

Feet
0 250 500

N

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6. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND ONSITE SEPTIC SYSTEMS.

7. THERE IS AN EXISTING BLANKET EASEMENT WHICH WAS GRANTED TO HOMER ELECTRIC ASSOCIATION, INC., RECORDED BK 19 P 100 HRD.

8. THERE IS AN EXISTING SUBJECT EASEMENT THAT SERVES BOTH AS A PRIVATE DRIVEWAY RIGHT OF WAY EASEMENT, RECORDED SERIAL NO. 2002-001674-0, AND AS A RIGHT OF WAY EASEMENT FOR USE BY ENSTAR NATURAL GAS COMPANY, RECORDED SERIAL NO. 2013-002542-0.

7. THE PANHANDLE PORTION OF THE FLAG LOT 2B-2 IS SOLELY FOR THE PURPOSE FOR ACCESS TO CITY OF HOMER WATER AND SEWER.

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

_____

ENGINEER LICENSE NO. DATE

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____, 2014

FOR: _____

_____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS

DAY OF _____, 2014

FOR: _____

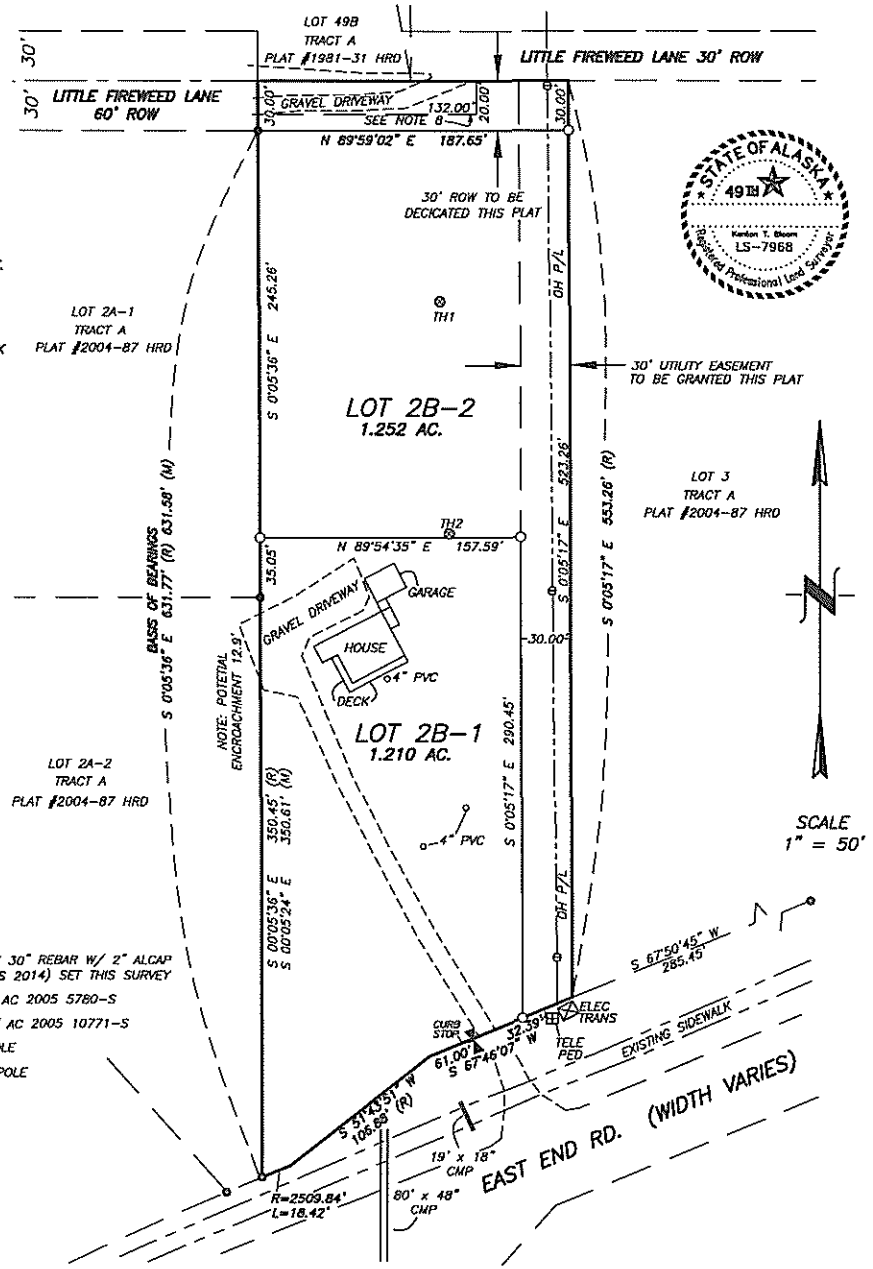
_____

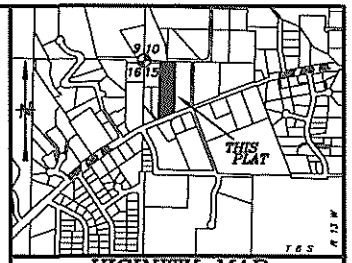
NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

LEGEND

- ○ 5/8" X 30" REBAR W/ 2" ALCAP (7968-S 2014) SET THIS SURVEY
- ● FND 2" AC 2005 5760-S
- ⊙ TIE 2.5" AC 2005 10771-S
- ⊗ TEST HOLE
- ⊖ UTILITY POLE





VICINITY MAP

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

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAT 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.

_____

WESTON J CARROLL
1170 QUEETS CIRCLE
HOMER, AK 99603

_____

STEPHANIE J CARROLL
1170 QUEETS CIRCLE
HOMER, AK 99603

RECEIVED

PLAT APPROVAL

7/17/2014

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

CITY OF HOMER

BY: _____ PLANNING/ZONING

AUTHORIZED OFFICIAL DATE

KENAI PENINSULA BOROUGH

HOMER RECORDING DISTRICT KPB FILE No. 2014-

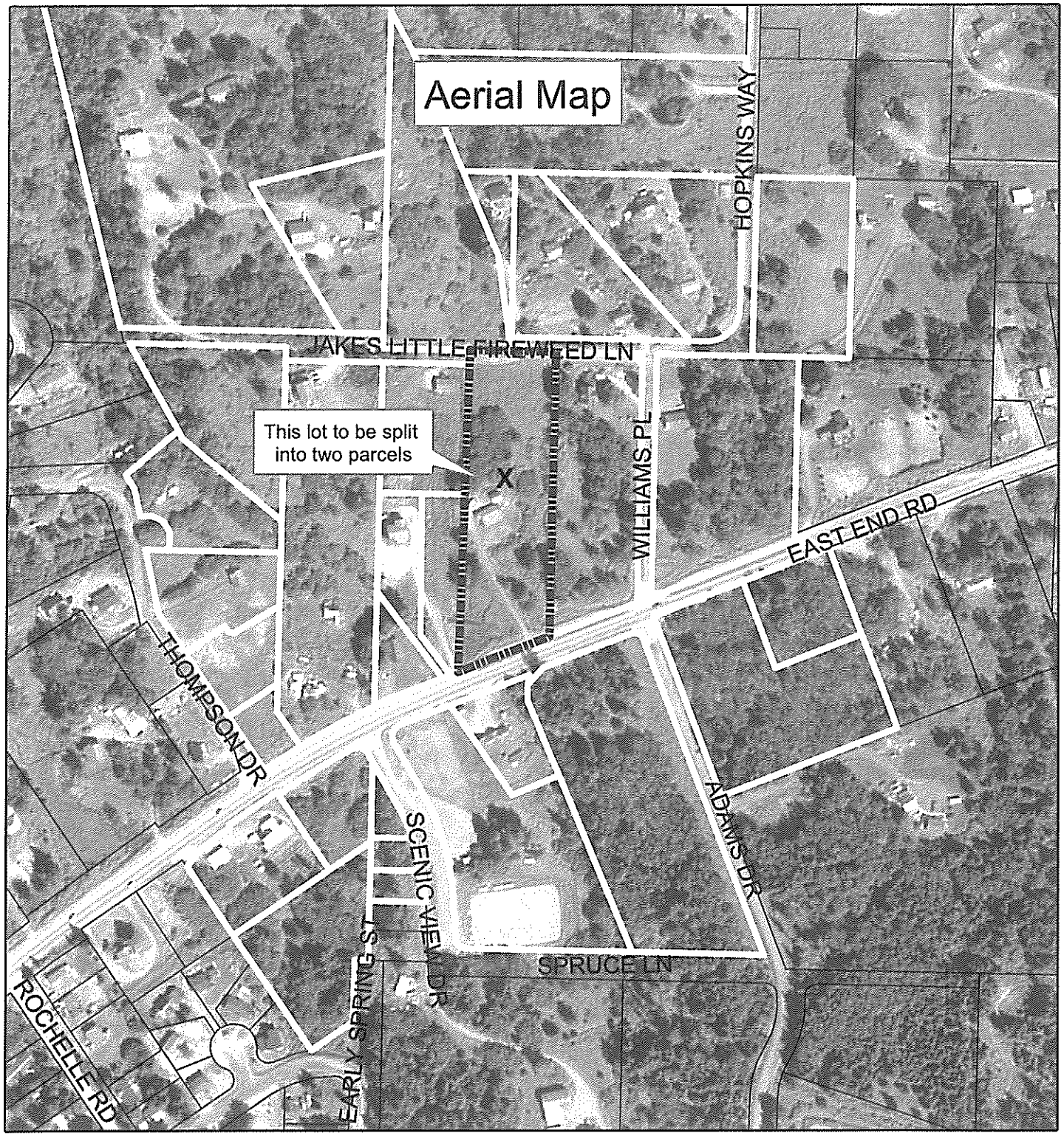
SCENIC VIEW TRACT A 2014 REPLAT

A REPLAT OF LOT 2 OF SCENIC VIEW SUBD. TRACT A (PLAT #2005-87 HRD). LOCATED WITHIN THE NE 1/4 OF THE NE 1/4 OF SEC. 15 TWP. 6S. RGE. 13W S.M. KENAI PENINSULA BOROUGH THIRD JUDICIAL DISTRICT STATE OF ALASKA HOMER RECORDING DISTRICT

CONTAINING 2.462 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

DRAWN BY: KK	CHKD BY: KB	JOB #14-22
DATE: 6/2014	SCALE: 1"=50'	SHEET #1 OF 1



City of Homer
Planning and Zoning Department
7/22/2014

Scenic View Tract A
2014 Replat Preliminary Plat

Marked lots are within 500 feet and property owners notified.

Feet
0 250 500

N

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.

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Staff Report PL 14-76

TO:	Homer Advisory Planning Commission
THROUGH:	Rick Abboud, City Planner
FROM:	Julie Engebretsen, Deputy City Planner
DATE:	August 6, 2014
SUBJECT:	Proposed changes to the Bridge Creek Watershed Protection District

Introduction

The Kachemak Board of Realtors (KBP) approached the Planning Commission in April to talk about the Bridge Creek Watershed Protection District (BCWPD). They expressed concern that the regulations are making it difficult to develop the smaller residential lots in the watershed. The Kelly Ranch Estates Subdivision in particular has small lots.

In the same timeframe, a watershed land owner requested exemption of his lot from the watershed, because his land drained away from the watershed. The exclusion brought to light that some aspects of the regulation may be more rigorous than needed.

The BCWPD rules were adopted in February, 2003, have been in place for 13 years. The City and the Commission have never reviewed how they are working, and if there are things that could be improved. This staff report is an introduction to a few ideas to improve some of the processes and regulations and to continue the dialogue between the Board of Realtors and the Planning Commission. This staff report is for introduction at the August 6th HAPC meeting, and to be continued to the August 20th meeting. The KBR will be the guest at the work session to talk about this staff report and the ideas they previously brought forward.

The first attachment is information KBR presented at the 4/16/14 work session. The second attachment is the study that the Planning Commission originally used when the regulations were drafted in the early 2000's. The study identified that fairly low impervious surface within a watershed had more negative impact on water quality than previously thought.

Analysis

Bridge Creek regulations: What works?

- The code requires a minimum lot size of 4.5 acres. This has worked as there have been no new subdivisions with small lots.

- The code regulates the amount of impervious surface. This has generally resulted in smaller homes with more compact driveways. Regulating by impervious surface has worked.

What's not working?
~The requirement for 100% of a lot to be outside the watershed boundary for exclusion.
~The requirement for PC approval of a mitigation plan.
~ The inability for some home owners to make minor improvements like build a deck, greenhouse, or other small structure that creates impervious surface. (Not talking about larger building like a garage).

Staff presents a series of proposals, below. Staff suggests discussing each one separately. If there is consensus on any of them, we will take the time to analyze the overall impact to the watershed before moving to any public hearings. **Staff recommendation:** Discuss each proposal, and move to accept or reject each one. As this conversation developed, these proposals can be considered alone or in combination.

Proposal 1. Allow a portion of a lot to be excluded from the watershed.
Currently, the entire lot must drain away from the watershed to be eligible for exclusion from the regulations. Staff did not count the number of lots that might be eligible for exclusion, but its reasonable to say not very many lots will be affected by allowing a portion to be excluded. Another option would be to allow lots to be subdivided along the watershed boundaries, but that gets more complicated due to the minimum lot size. It would be simpler to allow the exclusion of a portion of a lot. See HCC 21.40.020(c) for exclusion criteria.

Proposal 2. Allow mitigation plans to be approved by staff.
Currently, a property owner with a lot less than 2.5 acres can apply to the Planning Commission for a mitigation plan. This allows the property owner to develop up to 6.4% of the property, rather than 4.2%. Since the ordinance was adopted in 2003, 13 land owners have applied for mitigation plans. The requirements of the mitigation plans have become more consistent as staff and the Commission gain experience working with the code. Today when a property owner applies for a mitigation plan, staff spends a lot of time working with them. The HAPC reviews the plan and generally approves them, with the same set of mitigation strategies. Staff proposes allowing staff to approve mitigation plans, and amending code to set the minimum requirements for the mitigation plan. This will result in faster more consistent approvals for land owners, less work for staff, less review for the Commission, and clear code requirements.

The requirements for a mitigation plan would be:

1. Construct a dry well, rain garden or some method of capturing footer drains or rain gutter water. Goal: slower infiltration of water back into soil, rather than quick runoff.

2. Reseed construction site by August 31st.
Goal: inexpensive, effective way to minimize soil erosion.

3. Ditch driveway and line with filter fabric and rock. Only required when appropriate to the site; i.e. enough slope (defined) so water is slowed either on the way to the street ditch, or if it runs downhill. This mitigation may not necessarily be appropriate on level sites with short driveways.
Goal: slow water runoff from driveways and encourage infiltration of water into the ground.

Proposal 3. Allow a flat amount of developable area for smaller lots under 4.5 acres. Rather than a calculated percentage, land owners would have a set, consistent area they could develop. The realtors proposed roughly 6200 square feet per lot.

Staff has three comments on this idea.
1. Mitigation plans should be required, following the guidelines and staff approval outlined in Proposal 2.

2. It would be a lot simpler to tell land owners they had a certain square footage to develop, rather than calculate 4.2 and 6.4% each and every time someone has a question. The simplicity would be nice.

3. At 6,000 square feet, a conditional use permit is required for a soil and erosion sediment control plan. If the Commission wants to talk about a flat amount of developable area, staff proposes 4-5,000 square feet.

Below is a table of developable area by lot size, and another table showing % impervious coverage. Staff analyzed the vacant lots in the Kelly Ranch Estates subdivision, and the subdivisions further east with small lots. In summary, there are 26 lots under 1.5 acres, 12 lots between 1.5 and 1.99 acres, and 5 lots between 2-2.49 acres that are vacant. As you can see from the table, lots over 2.5 acres have a large developable area, and so far, don't seem to have a problem developing within the allowable 4.2% impervious coverage. But the smaller lots are more difficult to develop. If the Commission likes the idea of a set developable area, staff recommends applying that standard to lots under 2.5 acres, and limiting the area to 4,000-5000 square feet.

Developable area (square feet) by lot size at 4.2 and 6.4% Impervious Coverage

	Percent Impervious		
	4.20%	6.40%	
1	1829.52	2787.84	26 vacant lots under 1.5 acres
1.5	2744.28	4181.76	12 lots 1.5-1.99
2	3659.04	5575.68	5 lots 2-2.4
2.5	4573.8	6969.6	
3	5488.56	NA	
3.5	6403.32	NA	
4	7318.08	NA	
4.5	8232.84	NA	

Lot Size in Acres

Developable area converted to % coverage

	Square feet of developable area		
	4,000	5,000	6,000
1	0.091827	0.114784	0.137741
1.5	0.061218	0.076523	0.091827
2	0.045914	0.057392	0.068871

Acres

Example: *A 1 acre lot with 4,000 square feet of impervious surface has 9.18% impervious coverage.*

Proposal 4.

Exempt uncovered decks connected to a primary structure from the impervious calculation.

After using the watershed rules, staff finds there are a few things that are hard for new landowners to work with. For example, nonconforming home may already exceed the watershed rules. Or a newer home may be close to the maximum impervious area. A potential buyer comes to the Planning Department, looking to see if they can add a deck, small greenhouse, dog run, tree house etc to a property. And the answer to this very minor improvement is no. Staff would like to see the regulations eased to allow some small, minor increases in impervious surface. Rather than change the amount of impervious surface allowed (the 4.2% rule), staff recommends excluding uncovered decks attached to homes.

This does not allow for the construction of larger garages or big accessory structures, its just for the small improvements people like to make to their homes to make them more livable.

Proposal 5. Exempt one accessory under 200 square feet from the impervious calculation. Again, buyers frequently ask if they can build a small greenhouse or tool shed. Outside of the watershed, these small accessory structures must meet property line setback requirements, but don't need a zoning permit. In the watershed, they do require a permit and they are considered impervious.

What happens next? The Board of Realtors will be a guest at the next work session. Staff has also forwarded this staff report to Cook InletKeeper. Staff recommends having a conversation about these proposals. If there is consensus on any of them, staff can draft an ordinance. These changes can be posted to the City website. If there is a lot of community interest, we can schedule future work sessions and meetings to discuss it. Staff would like opportunity for public input before the public hearing stage.

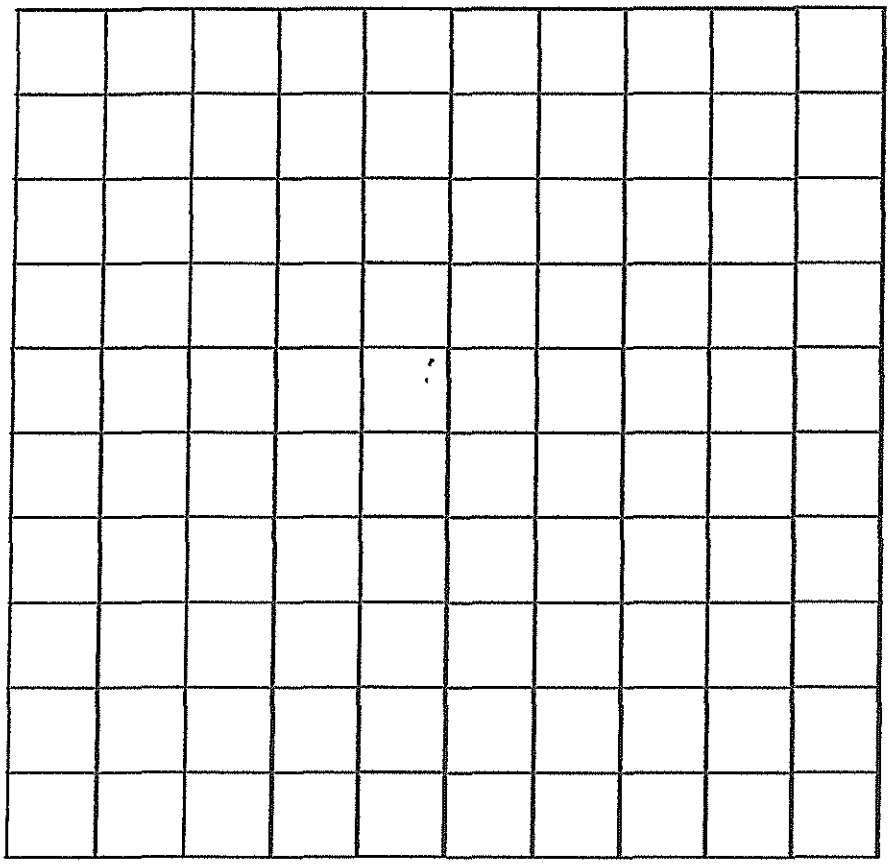
Staff Recommendation: Ask questions at the August 6th meeting. At the August 20th work session, discuss the proposals with the KBR.

Attachments

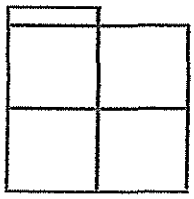
1. Information from the Kachemak Board of Realtors from 4/16/2014 HAPC work session
2. Identification of linear and threshold responses in streams along a gradient of urbanization in Anchorage, Alaska, 2003

Kachemak Board of Realtors HARC laydown 4/16/14 ms

WHAT YOU PAY FOR
and
WHAT YOU PAY TAXES ON



WHAT YOU GET TO USE

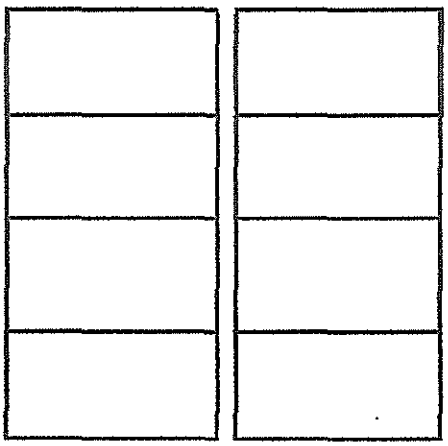


The Kachemak Board of Realtors is asking the Homer Planning Commission to reconsider the Bridge Creek Watershed Protection Ordinance. This ordinance has had a severe negative impact on the use a and marketability of the property in the area. This has been witnessed first hand in Kelly Ranch Estates. Originally these lots sold quickly and many were developed with nice middle range homes. Upon the passage of BCWP ordinance marketing has become extremely difficult. This of course is only one area of the watershed, but it is a good example of what has happened and the inhibitions on any future development in the area.

The Realtors are not insensitive to the purpose of the ordinance and would like to suggest to the commission a simpler manner of handling the watershed protection while at the same time allowing the smaller lots to develop.

The watershed is about 2100 acres. The reservoir itself is about 35 acres. This leaves 2065 acres. If you allow 4.2% of that remaining land to be developed that would be a total of 88 acres of impervious area.

There are 30 non-city owned lots comprising 1236 acres that could still be subdivided to the minimum lot size of 4.5 acres. This could generate an additional 262 lots at most. Added to the existing 150 smaller lots this is a total of 412 potential lots.



Above is 40 acres with a 60 ft ROW through acre tract with a 30 ft wide road bed you would have 30' x 1320' length = .9 acres or 2.3% of the property impermeable due to the road. If we take 2.3% of the entire 1236 acres of large lots is 28 acres that needs to be deducted for roads. So 88 acres of total impermeable minus the 28 acres for roads = 60 acres for homeowner development. Spread over 412 lots this is 6343 square feet per lot.

If you rewrite the uses to be residential with maybe secondary home business usage and limit the larger animals you make the watershed district strictly residential. Eliminate the increased impermeable allowance for an engineered discharge and simply allow 6300 square feet of impermeable development per lot. This keeps the larger parcels strictly residential, protects the watershed even if they subdivide and provides a means for the smaller lots to be utilized in a more practical manner and become more marketable.

Here's an example:

2000 sf house + 600 sf garage + 1200 shop + 12'x200' driveway = 6200 impervious sf. This allowance give great flexibility to the smaller lots and in the end allow only 88 acres of impermeable impact on the 2100 acres. It also leaves a built in cushion as the City of Homer owns 330 acres besides the reservoir itself.

So in summary:

Only same 88 acres are impacted.

Watershed is strictly residential.

No engineering for more impermeable usage.

More flexible usage for smaller parcels.

More control on larger parcels.

Summary of Larger Lots.

Size Acres	Number	Total sf	Possible 196,020 sf (4.5 acre) lots
115	1	5,009,400	25
130	1	5,662,800	28
160	1	6,969,600	34
111	1	4,835,160	24
80	2	6,969,600	34
40	6	10,454,400	52
50	1	2,178000	10
35	1	1,524,600	7
34	1	1,481,040	7
30	1	1,306,800	6
20	3	2,613,600	13
11	1	479,160	2
10	1	435,600	2
18	1	784,080	3
9	8	3,136,320	15
	30	53,840,160 (1236 ac)	262

Hydrobiologia **501:** 117–131, 2003.

Identification of linear and threshold responses in streams along a gradient of urbanization in Anchorage, Alaska*

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Received 26 March 2002; in revised form 22 April 2003; 19 May accepted

Key words: urbanization, impervious area, macroinvertebrates, thresholds, water quality

Abstract

We examined biotic and physiochemical responses in urbanized Anchorage, Alaska, to the percent of impervious area within stream basins, as determined by high-resolution IKONOS satellite imagery and aerial photography. Eighteen of the 86 variables examined, including riparian and instream habitat, macroinvertebrate communities, and water/sediment chemistry, were significantly correlated with percent impervious area. Variables related to channel condition, instream substrate, water chemistry, and residential and transportation right-of-way land uses were identified by principal components analysis as significant factors separating site groups. Detrended canonical correspondence analysis indicated that the macroinvertebrate communities responded to an urbanization gradient closely paralleling the percent of impervious area within the subbasin. A sliding regression analysis of variables significantly correlated with percent impervious area revealed 8 variables exhibiting threshold responses that correspond to a mean of 4.4 – 5.8% impervious area, much lower than mean values reported in other, similar investigations. As contributing factors to a subbasin's impervious area, storm drains and roads appeared to be important elements influencing the degradation of water quality with respect to the biota.

Introduction

Anchorage is unique with respect to urbanization effects on streams (Milner & Oswood, 2000), as it has a relatively large population (~260 000) and exhibits a steep urbanization gradient over short distances. This includes rapid changes from uninhabited wilderness along mountains in upper reaches of the basins to densely populated, urbanized areas near the mouths of streams draining the city. In most other regions, areas upstream from urban development have been disturbed by logging, mining, agriculture, or additional urbanization.

Numerous studies document the effects of nonpoint source contamination from urban runoff on water quality and stream biota (Klein, 1979; Sloane-Richey et al., 1981; Whiting & Clifford, 1983; Garie & McIntosh, 1986; Winter & Duthie, 1998; Paul & Meyer, 2001). Nonpoint source contaminants detrimental to water quality include salts from road deicing, pathogens from wildlife and pets, nutrients from fertilizer application to gardens, and oil and gasoline runoff from roadways. Urbanization can also alter the hydrologic characteristics of a stream by increasing the magnitude and frequency of peak discharges (Booth, 1991). As urbanization encroaches on riparian areas, the sources of woody debris to stream channels may be reduced or lost (Booth, 1991), resulting in increased channelization and decreased habitat complexity. Although riparian vegetation buffer zones typically improve local stream habitat conditions, watershed- or landscape-scale land use may be more important to biotic integrity (Roth et al., 1996).

In general, urbanization within a watershed may be characterized in terms of land cover changes or,

more specifically, as the percentage of impervious area (PIA) (Arnold & Gibbons, 1996, Booth & Jackson, 1997; Wear et al., 1998; McMahon & Cuffney, 2000; Paul & Meyer, 2001). The percentage of impervious area at which degradation of water quality begins is varied, ranging from 4–5% (May et al., 1997) to 10–12% (Klein, 1979; Booth & Jackson, 1997; Wang et al., 2000). Land cover reported as total impervious area may be misleading in that the effective impervious area may be substantially less (Dinicola, 1989). Effective impervious area relates to the 'connectedness' of impervious area to a watercourse and intuitively has a greater effect on water quality than does impervious area separated from the watercourse. In other words, buffer areas and open space near water bodies are important in controlling runoff from impervious areas. In addition to buffer areas, the reduction of impervious area also must be considered. This was demonstrated in planned subdivisions where reduced individual lot sizes and increased open space resulted in a decrease in total impervious area for the subdivision from 17.5% to 10.7% (Arnold & Gibbons, 1996).

The goals of this study were (1) to determine those variables most closely related to the chosen urbanization surrogate, percent impervious area, within the boundaries of the Municipality of Anchorage, and (2) to characterize the nature of the biotic and physiochemical responses to urbanization as defined by percent impervious area.

Study area

The Municipality of Anchorage encompasses a large area (~4900 km^2) north and west toward the top of the Knik Arm and south and east past the start of the Turnagain Arm, the majority of the land being undeveloped, remote, and mountainous terrain. Twelve sites in four stream basins (Chester, Campbell, Rabbit and Little Rabbit Creeks) were selected lying within the Municipality of Anchorage (Table 1; Fig. 1). Campbell Creek was considered a 4th-order stream near the mouth, whereas the other streams were 2nd order. All four basins lay immediately downslope of the western edge of the Chugach Mountains and proximal to the intersection of the Knik and Turnagain Arms of Cook Inlet.

The geology of the Anchorage area is primarily unconsolidated alluvium and glacial deposits, typical of the Cook Inlet-Susitna Lowlands physiographic region (Brabets et al., 1999). This lowland region is also the most developed and populated area in Alaska, accounting for more than 50% of the State's population. Climate in the Cook Inlet Basin in the vicinity of Anchorage is considered 'transitional' (between continental and maritime climates) and is characterized by annual precipitation of about 50 cm/yr. The mean annual temperature is approximately −3°C (Brabets et al., 1999).

The sites were selected on the basis of the degree of upstream urban development and density of roads as determined from U.S. Geological Survey (USGS) topographic maps (1:25 000 for developed areas and 1:63 360 for undeveloped, remote areas) and coverages based on geographic information system (GIS) source data of the area provided by the Municipality of Anchorage. The coverages included land use (residential, commercial, industrial, institutional, military, parks, vacant, waterbodies, and transportation right-of-ways), roads, sewers and storm drains, and census tracks. Three sites per basin were selected. Upstream sites were considered reference or low-impact sites, followed by intermediate sites with increasing amounts of impervious area. The downstream-most sites were the most urbanized, that is, comprised the greatest percentage of impervious area, within each basin. The increasing urbanization in a downstream direction presented a potential problem with observed impacts being confounded by natural downstream changes. However, this was considered when reaching practical conclusions regarding urban impacts related to impervious area.

Methods and materials

Macroinvertebrate, water-chemistry, and habitat data were collected during the summer low-flow period (June/July) in 2000. Sediment-chemistry data were collected the previous summer during site reconnaissance. All data represent an instantaneous sampling regime: only one sample was collected and used for each parameter or constituent in the subsequent analyses in this paper. While this presents limitations, such as identifying variation in biological communities and chemical constituents, this project was designed as a synoptic study and the one-time sampling efforts were utilized to identify potentially problematic stream conditions related to urbanization in the Anchorage area.

Table 1. Description of urban synoptic sites. Map ID's correspond to site locations on Figure 1.Sites are ordered from least to greatest percent impervious area [Dishcharge, Conductivity, pH, Water Temperature, and Dissolved Oxygen Concentration measured at time of collection of macroinvertebrate samples]

Site ID	USGS Station ID	Description	Elevation (m)	Subbasin Area (km^2)	Discharge (m^3/s)	Conductivity ($\mu S/cm$)	pH	Water Temperature (°C)	Dissolved Oxygen Concentration (mg/l)	Subbasin Road Density (km/km^2)	Subbasin Population Density ($no./km^2$)	Subbasin Storm Drainage Density (km storm sewers/km^2)	Subbasin Percent Impervious Area
CH1	15274796	South Branch Of South Fork Chester Creek at Tank Trail	109	11	0.10	117	8.2	4.5	13.4	0	0	0	0
C1	15274800	South Fork Campbell Creek near Anchorage	71	26	1.64	72	7.7	4	12.7	0.2	4	0	0.3
R1	15274020	Rabbit Creek at Hillside Drive	267	25	0.85	86	7.3	3.5	12.2	0.6	12	0	0.4
LR1 Street	15273690	Little Rabbit Creek at Nicklaus	375	7	0.18	109	7.7	1	12.6	1.0	23	0	1.2
LR2	15274097	Little Rabbit Creek at Goldenview Drive	180	8	0.42	128	7.9	2.5	12.8	3.5	70	0	3.4
C2	15274395	Campbell Creek at New Seward Highway	30	43	2.21	84	7.6	5	11.6	1.0	389	0.27	3.7
R2	15273030	Rabbit Creek at East 140th Avenue	133	4	0.29	90	7.6	6	12.5	6.4	323	0	7.5
R3	15273040	Rabbit Creek at Porcupine Trail	37	5	0.96	96	7.6	6	12.2	7.3	378	0	8.1
LR3	15273100	Little Rabbit Creek near Anchorage	28	2	0.42	137	7.9	3	12.4	5.7	222	0.74	8.5
CH2	15274830	South Branch of South Fork Chester Creek at Boniface Parkway	60	27	0.34	162	7.7	8	11.7	3.5	665	2.82	10.6
C3	15274557	Campbell Creek at C Street	16	51	2.52	92	7.9	8	8.9	6.1	690	2.61	20.6
CH3	15273100	Chester Creek at Arctic Blvd	5	32	0.88	265	8.1	11.5	10.4	9.4	1747	7.05	39.9

Instream habitat

Reaches 90–150 m in length were chosen according to a combination of factors including representative habitat features for the immediate upstream and downstream area, the repetition of geomorphic channel units (pool, riffle, run) within the reach, meander frequency, and location of obstructions that would limit reach length (such as culverts) (Fitzpatrick et al., 1998). Channel, bank, and riparian characteristics (for example, bankfull channel width, bank vegetative cover) were recorded at each of 11 equidistant transects delineating the reach. Water depth, current velocity, and substrate particle size were also measured. Each stream reach was surveyed using total station equipment that was georeferenced with a survey-grade global-positioning system (GPS). The variables collected were used in metric calculations and subsequent correlation analyses.

Macroinvertebrates

Semiquantitative macroinvertebrate samples were collected during June/July of 2000 from five riffle locations within each reach using a 0.5-m-wide rectangular net with 425-μm mesh. Large particles were brushed by hand to dislodge macroinvertebrates, and finer grained sediments were disturbed to a depth of 10 cm within a 0.25-m^2 area in front of the net opening for 1 min (Cuffney et al., 1993). The five samples collected from each reach were composited into a single sample and elutriated onsite. Organisms were identified to the lowest practical taxonomic level (usually genus) at the Biological Unit of the USGS National Water-Quality Laboratory (NWQL) in Denver, Colorado (Moulton et al., 2000).

Ambiguous taxa were removed where low-level identification of damaged or immature specimens was not possible or because the lack of appropriate keys prevented a finer level of identification. In most cases, the higher level taxa abundances were proportioned among the lower levels relative to the abundances of the lower levels. In cases where lower level abundances were lower than or equal to the higher level abundances, lower level abundances were combined with higher-level abundances. Terrestrial macroinvertebrates were removed.

Water and sediment chemistry

Water-chemistry sampling (major ions, nutrients, and field parameters – pH, dissolved oxygen, specific conductance, and temperature) was performed as described by Shelton (1994). Stream water was collected with a handheld, depth-integrating sampler using the equal-width-increment sampling method. Water samples were collected at the same cross section as the discharge measurement. Samples were processed in the field, then shipped to and analyzed by the NWQL before being used in analyses.

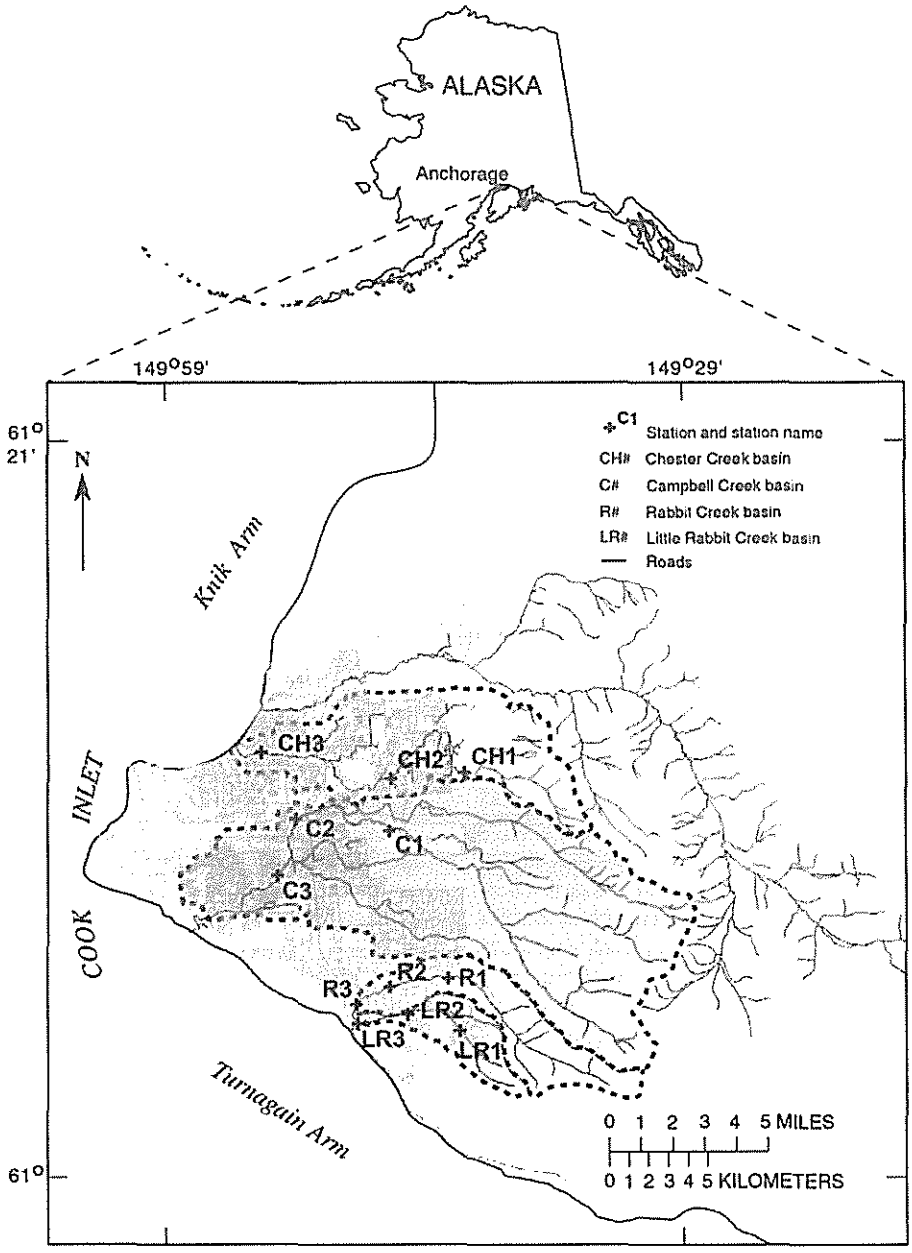

Figure 1. Basins, sites and roads in the Municipality of Anchorage.

Streambed sediments were sampled for trace elements as described by Shelton & Capel (1994). Fine-grained materials were collected from depositional areas of study reaches and wet-sieved in the field to less than 63 μm. Sieved sediments were sent to the NWQL for analysis of trace elements and major metals, such as aluminum and iron. The samples were dried, subjected to complete strong-acid digestion, and analyzed by atomic spectroscopy. Major constituents measured included aluminum, arsenic, cadmium, iron, lead, manganese, nickel, organic carbon, selenium, and zinc (Shelton & Capel, 1994).

Geographic characterization

Spatial data were determined from USGS 1:25 000 and 1:63 360 topographic maps, source data, land-use coverages (Municipality of Anchorage), satellite imagery (IKONOS 4-m multispectral images), and aerial photography (1-m grayscale Digital Orthorectified Quarter Quads [DOQQ]) and were entered into a GIS database. Subbasins were delineated from USGS maps and basin coverages were defined as the catchment area from a reach to the next reach upstream, or to the source from the furthest upstream reaches (Fig. 1). This strategy of creating incremental subbasins instead of cumulative subbasins reduces autocorrelation between sites within a basin. Associated spatial data were fit into each of the respective subbasins for future analysis.

Impervious area

Multispectral IKONOS satellite imagery with a resolution of 4 m and red and near-infrared bands generated a modified normalized difference vegetation index (NDVI), which was then used to isolate impervious areas. NDVI is a mathematical classification technique to determine pixel illumination condition (Deering et al., 1975). Values <0.32 were delineated as impervious areas. Verification involved a visual inspection of the imagery and groundtruthing, as well as inspection of 1-m grayscale panchromatic IKONOS imagery and USGS DOQQs.

Data analysis

Correlations and multivariate analysis

Spearman rank correlation analysis was used to identify response variables related to percent impervious area (PIA) (Statsoft Inc., 2001). Variables significantly correlated ($P < 0.05$) with impervious area were retained for additional analyses. Habitat, water and sediment chemistry variables, as well as land-use types were analyzed using principal components analysis (PCA) to reduce the number of variables in a detrended canonical correspondence analysis (DCCA). All variables used in the correlation analysis, except macroinvertebrate metrics, were grouped according to type and were used in PCA. Variables were separated into four groups; (1) variables associated with riparian and geomorphic characteristics (channel condition factors), (2) variables associated with instream cover and sediment characteristics (instream habitat factors), (3) land-use types, and (4) water- and sediment-chemistry (chemical factors). The first component PCA site scores were calculated for each of the four groups for use as environmental variables in the DCCA.

A direct gradient analysis (DCCA) using the abundance of macroinvertebrate taxa at all 12 sites was performed using the Multivariate Statistical Package (MVSP, 1999). Direct gradient analysis methods allow species data to be related directly to environmental data. DCCA assumes that the species exhibit distributions with a single mode along environmental gradients based on environmental variables.

The macroinvertebrate community was described relative to a gradient of urbanization by using a Spearman correlation of the first DCCA axis score against macroinvertebrate metric calculations. The macroinvertebrate metrics that were used are listed in appendix 1. Functional feeding group classifications followed those outlined by the U. S. Environmental Protection Agency (Barbour et al., 1999). This technique provided greater insight into the groups of macroinvertebrates driving the gradient with respect to biological properties, such as tolerance to perturbation, feeding ecology, and taxonomic diversity.

Determination of threshold response

A sliding regression was performed on each of the correlated variables with respect to PIA. The technique is based on a modification of linear regression comparison as described by Zar (1996). The PIA values were arcsine transformed to normalize the data. Response variables were either arcsine or log transformed to generate a more normal distribution. Beginning with the four sites containing the lowest PIA (group 1 – CH1, C1, R1, LR1), a regression line was fit to the points (subbasins). A regression line then was fit to the remaining eight sites (group 2 – LR2, C2, R2, R3, LR3, CH2, C3, CH3), and the slopes of the two lines were tested for significant differences. This procedure was repeated with the exception that the lowest PIA site within group 2 was moved into group 1 and the comparison of slopes was performed again. This process was repeated until a significant difference in slopes was noted or until all but the four highest PIA sites were left within group 2. If no significant difference in slope was identified, the variable was considered to exhibit a linear response. Variables with significantly different slopes were con-

Table 2. Significant ($P < 0.05$) Spearman correlations (r_S) between physical habitat, macroinvertebrate metrics, water and sediment chemistry variables, and subbasin percent impervious area (PIA)

PIA vs Variable	Spearman r_s	P-level
Channel Condition		
Sinuosity	–0.844	0.0006
Percent Bank Erosion	–0.671	0.0168
Instream Habitat		
Percent Reach >20% Embedded	0.587	0.0448
Macroinvertebrate Metrics		
EPT Abundance	–0.734	0.0065
Percent EPT	–0.587	0.0446
EPT Family Txa Richness	–0.740	0.0059
Hilsenhoff Family-Level Biotic Index	0.748	0.0051
Percent Shredders	–0.608	0.0358
Total Family Richness	–0.651	0.0218
Water Chemistry		
Sodium	0.610	0.0351
Chloride	0.788	0.0023
Iron	0.732	0.0068
Manganese	0.800	0.0018
Sediment Chemistry Selenium	–0.913	<0.0001
Cadmium	0.659	0.0198
Zinc	0.866	0.0003
Lead	0.651	0.0219
Nickel	0.650	0.022

sidered to exhibit a threshold response if the slope of the regression of the greatest number of sites differed significantly from the slope of the regression of all sites. The threshold values were derived by determining the range between the highest PIA site in group 1 and the lowest PIA site in group 2.

Results

Water-chemistry response

Four water chemistry variables of 17 analyzed were significantly correlated with PIA; sodium, chloride, iron, and manganese (Table 2). Sodium concentrations were typically high in downstream subbasins, with the exception of the Campbell Creek Basin. Concentrations were found at CH3 (7.3 mg/l, Table 3) exceeding mean concentrations for the Cook Inlet Basin. Chloride was also high at CH3. Iron was highest at CH2 (130 μg/l), and the next-highest concentration was at CH3 (70 μg/l) (reddish-brown sediments from oxidized iron were observed upstream from the sample point at CH2). Iron concentrations did not exceed mean concentrations for the Cook Inlet Basin.

Water-chemistry variables did not show a significant threshold response, although both sodium and iron exhibited breaks during the first iteration of the sliding regression (7.5–8.1% and 8.5–10.7%, respectively). Chloride (Fig. 3A) and manganese displayed the highest coefficients of determination (0.72 and 0.70, respectively) of the four water-chemistry variables, exhibiting strong linear responses to increasing PIA.

Magnesium had the highest PCA loading of all chemical variables (water and sediment). Specific conductance, calcium, manganese, sulfate, potassium, sodium, and chloride also showed high relative loadings on the first component, which accounted for 46% of the variance. Dissolved oxygen was the only constituent of water or sediment chemistry that loaded negatively on the first component. Water chemistry appears to have greater relative importance (explains more of the variance) with respect to the first component than sediment chemistry has. Site scores are shown in Table 4.

Sediment-chemistry response

Five of the 19 sediment-chemistry variables were significantly correlated with PIA: selenium, cadmium, zinc, lead, and nickel (Table 2). Selenium, the most highly correlated sediment-chemistry variable ($r_S = -0.913$, $P < 0.01$), was negatively correlated with PIA, whereas the remaining trace elements were positively correlated with PIA. Concentrations of selenium were highest at the upstream subbasins (5.8–2.1 μg/g), with CH1 concentrations more than double the next highest value (Table 3).

Cadmium concentrations were highest at CH2 and CH3 (0.7 and 1.0 μg/g, respectively). Concentrations in all other subbasins were relatively stable at 0.2–0.3 μg/g and were comparable to the mean concentrations at other sites throughout the Cook Inlet Basin (Frenzel, 2000). Concentrations of zinc and lead were high at CH2 and CH3 (Table 3) and exceeded the Cook Inlet Basin mean concentrations. Nickel concentrations significantly increased with increasing PIA, though no exceptionally high concentrations were noted.

Table 3. Variables and metrics significantly correlated with percent impervious area (PIA). Sites are arranged from lowest to highest PIA [CIB mean values = Cook Inlet Basin mean values as determined from Glass (1999) and Frenzel (2000)]

Sites		Habitat		Macroinvertebrate Metrics				Water Chemistry				Sediment Chemistry				
	Sinuosity	Percent Bank Erosion	>20 Percent Embedded	Hilsenhoff Family-Level Biotic Index	Percent Shredders	Total Taxa Richness (family)	EPT Taxa Richness (family)	Sodium (mg/l)	Chloride (mg/l)	Iron (µg/l)	Manganese (µg/l)	Selenium (µg/g)	Cadmium (µg/g)	Zinc (µg/g)	Lead (µg/g)	Nickel (µg/g)
CH1	1.47	77	6	3.74	6.4	18	8	1.8	0.7	10	1	5.8	0.2	82	10	29
C1	1.09	50	0	4.19	4.7	20	10	1	0.2	5	1	2.2	0.2	100	11	41
R1	1.0	50	6	3.75	6.1	17	8	1.3	0.4	5	1	2.1	0.2	110	10	32
LR1	1.19	32	45	3.83	8.2	22	11	1.7	0.7	10	2	2.1	0.2	110	10	28
LR2	1.36	45	64	3.51	2.5	19	7	2.2	2.2	20	5	2.1	0.3	140	10	30
C2	1.32	59	61	3.6	3.9	18	9	1.3	0.6	30	5	1.4	0.2	92	11	40
R2	1.34	32	12	4.02	4.9	17	7	1.7	1.1	5	1	1.5	0.2	110	10	35
R3	1.21	36	0	4.26	6.5	19	9	2.1	1.7	10	2	1.5	0.2	120	11	36
LR3	1.21	14	18	5.59	5.5	18	7	2.9	3.4	20	3	1.6	0.2	160	10	31
CH2	1.01	0	55	5.55	1.3	16	5	2.5	2.6	130	30	1.4	0.7	420	61	47
C3	1.09	23	76	5.13	0.4	16	5	1.7	1.4	50	14	1.1	0.3	180	17	62
CH3	1.03	45	64	7.68	0	12	4	7.3	15	70	62	1.1	1	590	110	50
CIB mean values								4.7	4.2	200	41	0.6	0.4	140	18	49

Table 4. PCA site scores for each of the four groups of variables analyzed. Each group represents a reduction of related variables, expressed as a single surrogate environmental variable

Sites	Channel Condition	Instream Habitat	Chemical Factors	Land-Use Factors
CH1	–0.116	0.098	0.111	–0.54
C1	0.518	–0.609	–0.747	–0.413
R1	–0.202	–0.71	–0.988	–0.341
LR1	–0.598	–0.324	–0.541	–0.542
LR2	–0.469	1	–0.06	–0.408
C2	1.195	0.612	–0.71	–0.081
R2	–0.358	–0.856	–0.766	–0.269
R3	–0.284	–0.844	–0.648	–0.158
LR3	–0.449	–0.594	–0.07	–0.173
CH2	–0.184	0.896	1.081	–0.107
C3	0.996	0.331	–0.112	1.707
CH3C	–0.048	1	3.451	1.325
Percent of total variance explained by component 1	37.7	33.7	45.7	65

Table 5. Ranges of incremental percent impervious area (PIA) thresholds as determined through sliding regression. r^2 and P values were calculated from regressions of all sites

	PIA	r^2	P
Selenium (Sediments)	3.4–3.7	0.6307	0.0020
Cadmium (Sediments)	7.5–8.1	0.5529	0.0056
Zinc (Sediments)	7.5–8.1	0.7417	0.0003
Lead (Sediments)	7.5–8.1	0.5826	0.0039
Nickel (Sediments)	No Break	0.3730	0.0349
Sodium	No Break	0.6164	0.0025
Chloride	No Break	0.7236	0.0005
Iron	No Break	0.4868	0.0117
Manganese	No Break	0.7006	0.0007
Percent of Reach >20% Embedded	3.4–3.7	0.3170	0.0566
Percent Bank Erosion	1.2–3.4	0.2017	0.1430
Stream Sinuosity	No Break	0.5016	0.0100
Hilsenhoff Family-Level Biotic Index	3.7–7.5	0.7266	0.0004
Percent Shredders	No Break	0.5599	0.0051
Total Taxa Richness (family level)	1.2–3.4	0.5998	0.0031
EPT Taxa Richness (family level)	No Break	0.6133	0.0026
Mean = 4.4–5.8			

Four sediment-chemistry variables showed a threshold response with respect to PIA (Table 5). The threshold for selenium was between 3.4 and 3.7 PIA. Thresholds for cadmium, zinc (Fig. 3B), and lead were between 7.5 and 8.1 PIA. Nickel exhibited a linear response (no breakpoint) characterized by a relatively weak straight-line association ($r^2 = 0.373$, Table 5).

PCA was used on a combination of all sediment- and water-chemistry data. Lead concentration had the highest loadings (relative importance) of all the sediment chemistry constituents on the first component. Cadmium, zinc, manganese, and arsenic also were highly loaded on the first component and accounted for the largest proportion of the variance explained by sediment chemistry in the newly created environmental variable, chemical factors. The first component accounted for about 46% of the variance (Table 4).

Physical response

Two channel condition metrics, sinuosity and percent bank erosion, exhibited significant negative correlations with PIA (Table 2). Sinuosity decreased with increasing PIA; CH2 showed the lowest value (1.01, or nearly straight) and all other downstream reaches displayed low values (range – 1.03–1.21) (Table 3). No threshold response was observed for sinuosity. Percent bank erosion values also decreased with increasing PIA [threshold response ranging from 1.2 to 3.4 PIA (Table 5)]. Percent bank erosion values were highest at upstream reaches and decreased downstream.

One instream habitat metric, percent reach >20% embedded, was significantly correlated with PIA (Table 2), with a threshold response from 3.4 to 3.7 (Table 5). This range generally related to road density values >1.8 km/km^2. Embeddedness was highest in subbasins with storm drains, except for LR1 and LR2 subbasins, which were undergoing substantial residential development during the study.

PCA showed that the new variable, instream habitat, was dominated on the first component by positive loadings of percent habitat abundance, >20% embeddedness, and by negative loadings of percent dominant large and small cobbles. The first component explained about 34% of the variance (Table 4). The other new physical response variable, channel condition, was dominated by positive loadings of run length and average bankfull width and by negative loadings of shade and riffle length on the first component. The first component explained approximately 38% of the variance. Table 4 shows the site scores for both new physical response variables.

Biotic response

Six biotic metrics were significantly correlated with PIA. Percent of EPT taxa and EPT relative abundance ($P = 0.05$ and 0.01 , respectively) were considered redundant and removed from further analyses, as both were less significant when compared with EPT taxa richness (family level) ($P = 0.01$). The three other macroinvertebrate metrics were Hilsenhoff FBI, percent shredders, and total family richness (Table 2).

Percent shredders, total family richness, and EPT taxa richness decreased with increasing PIA. Percent shredders was generally lower at all sites within the Campbell Creek Basin (C1, C2, and C3) compared to other basins, except LR2 and CH2 (Table 3), but no threshold response was apparent. Percent shredders showed the lowest correlation with PIA of the macroinvertebrate metrics (Table 5). Total taxa richness (family level) was generally highest at the upstream sites (CH1, C1, R1, LR1). A threshold response between 1.2 and 3.4 PIA separated the upstream sites from the middle and downstream sites (Table 5, Fig. 3C). EPT taxa richness was highest at LR1 and C1 and showed a linear response to PIA.

Conversely, FBI values increased with increasing PIA (Table 3, Fig. 3D). This was expected, as the metric measures the tolerances of invertebrates to perturbation, and the higher the value for a site, the greater the probability of organic pollution (Hilsenhoff, 1988). According to this index, the upstream subbasins ranged from excellent (organic pollution unlikely) for CH1 and R1 to very good (possible slight organic pollution) for LR1 and C1. Water quality in two middle subbasins, LR2 and C2 was rated as excellent, but was rated as very good at R2 and as fair at CH2. As in the upper subbasins, water quality was higher in subbasins with lower PIA. Water quality in only one of the downstream subbasins, R3, was rated as good (some organic pollution probable). Water quality at LR3 and C3 was rated as fair and, at CH3, was rated very poor (severe organic pollution likely).

Land use

PCA of land-use variables showed residential, transportation right-of-way, and institutional land uses as having the highest positive variable loadings. None of the variables were negatively loaded. The first component explained 65% of the variance. The site scores on the first component of the PCA (Table 4) were used as the new land-use environmental variable in the DCCA.

Direct gradient analysis

DCCA incorporated the four new variables created from the first component site scores derived from the PCA as environmental variables. It was necessary to minimize the number of environmental variables because the number of sampling sites was relatively small. The DCCA biplot was based on 57 macroinvertebrate taxa from the 12 sites (Fig. 2). The environmental variables are represented as vectors: the length relates to relative importance, and the direction relates to approximate correlation with the axes. The first axis accounted for 30.8% of the variance in the macroinvertebrate data and was correlated with land-use and chemical factors ($r = 0.80$ and 0.69, respectively), whereas the second axis accounted for

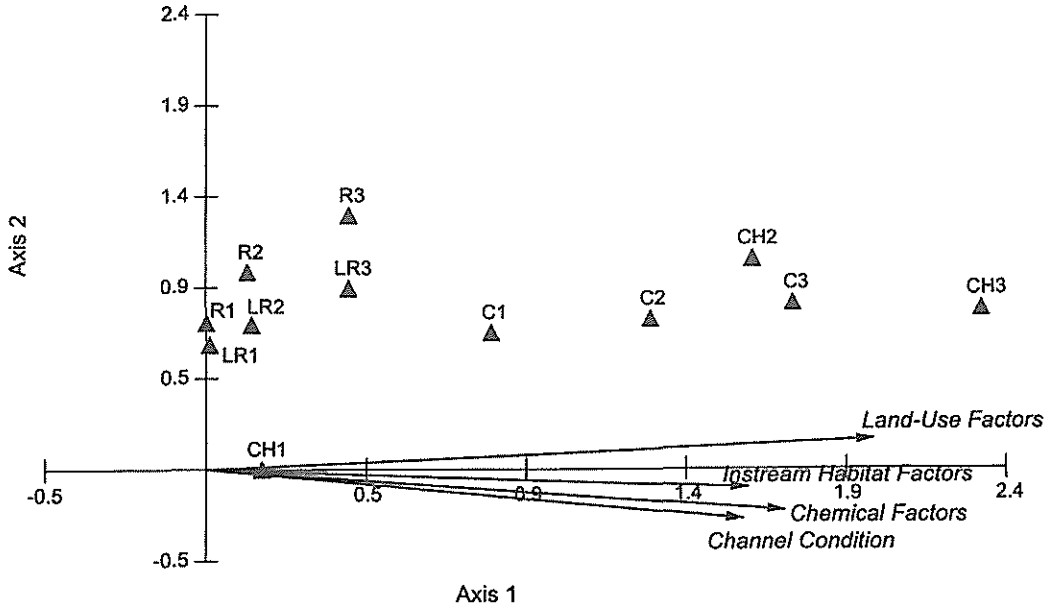

Figure 2. Detrended canonical correspondence analysis (DCCA) of the 12 study sites and relative abundance of macroinvertebrate taxa. Length of vectors indicates the relative importance of that environmental variable.

6.9% of the variance and was correlated with land use and channel condition ($r = 0.69$ and -0.08, respectively). The alignment of the sites along the first axis represents the gradient of urbanization as described by the macroinvertebrate species composition with respect to the environmental variables. According to the results of threshold responses, the split between urban affected and unaffected occurs near LR3 and R3.

The macroinvertebrate community was analyzed further by correlating the macroinvertebrate metrics with the first DCCA axis with macroinvertebrate metrics (Table 6). Positively correlated metrics (Hilsenhoff FBI and percent Oligochaeta) were related to measures of disturbance-tolerant macroinvertebrates found in areas of high PIA, whereas negatively correlated metrics (such as, percent EPT, percent shredders, and percent scrapers) were related to measures of intolerant macroinvertebrates in areas of low PIA. The second axis scores showed a marginal correlation with only the Hilsenhoff family-level biotic index ($r = 0.59$, $P = 0.04$).

Discussion

Streams in Anchorage, Alaska, showed effects from urbanization comparable to other studies (Klein, 1979; Sloane-Richey et al., 1981; Whiting & Clifford, 1983; Garie & McIntosh, 1986; Waters, 1995; May et al., 1997; Winter & Duthie, 1998; Wang et al., 2000). The gradient of urbanization, as expressed by PIA, was reflected by a shift in the macroinvertebrate community from intolerant organisms at sites with low PIA to tolerant organisms at sites with high PIA. Relatively few physiochemical variables or biotic metrics were significantly correlated with PIA, but the threshold-type responses typically occurred at PIA values lower than 10%. These values are lower than those generally observed elsewhere (Klein, 1979; Booth & Jackson, 1997; Wang et al., 2000). Some variables, such as reach >20% embedded and bank erosion, had thresholds occur at lower than 5 PIA.

The Cook Inlet Basin contains mineralized rock and soils over a wide area, especially when compared with other U.S. Geological Survey National Water-Quality Assessment Program (NAWQA) study units with respect to trace elements in streambed sediments (Brabets et al., 1999; Frenzel, 2000). Selenium concentrations for all sites in the basin exceeded the national background level (0.7 μg/g) for NAWQA study units (Gilliom et al., 1998), and concentrations were elevated even in undeveloped subbasins (Table 3). The extremely high concentration of selenium (5.8 μg/g) at CH1 may be attributable to a now-defunct

Table 6. Spearman rank order correlations between site scores from DCCA axis one and macroinvertebrate metrics. Bolded correlations are significant at $P < 0.05$

Macroinvertebrate metrics	Spearman r	P-level
Shannon-Weiner Diversity Index	0.143608	0.656129
Total Abundance	0.038529	0.905370
EPT Abundance	**–0.781087**	**0.002705**
Hilsenhoff Family-level Biotic Index	**0.591945**	**0.042590**
Percent Chironomidae	0.273205	0.390234
Percent Ephemeroptera	**–0.863158**	**0.000299**
Percent Plecoptera	–0.532400	0.074756
Percent Trichoptera	–0.568421	0.053808
Percent Oligochaeta	**0.788092**	**0.002329**
Percent Filterers	0.308232	0.329698
Percent Collectors	–0.119298	0.711915
Percent Predators	–0.101576	0.753434
Percent Scrapers	**–0.818042**	**0.001147**
Percent Shredders	**–0.746061**	**0.005329**
Total Taxa Richness (lowest practical taxonomic identification)	–0.070673	0.827231
Total Taxa Richness (family-level identification)	–0.491163	0.104899
Percent Dominant Taxa - 2	–0.230229	0.471601
Percent EPT	**–0.907182**	**0.000046**
EPT Taxa Richness (family-level)	–0.501801	0.096459
Ratio of EPT to Chironomidae	**–0.838596**	**0.000654**
Ratio of Baetidae to Ephemeroptera	0.414035	0.180880

coal-burning power generation plant nearby. The concentration at CH1 is considered a 'high hazard level' (>4 μg/g) as described by Lemly (1995), and selenium enters the food web most readily from benthic sources (Baines et al., 2002), although the biota at this site did not appear to be adversely affected during the sampling period.

Cadmium, zinc, and lead concentrations all exhibited a threshold response between 7.5 and 8.1 PIA. Cadmium concentrations were below the national median concentration (0.4 μg/g) at all sites except CH2 and CH3, two highly urbanized subbasins. None of these trace element concentrations exceeded the probable effect level (PEL) of 3.5 μg/g recommended by the Canadian Council of Ministers of the Environment (1999) and, therefore, probably had little effect on biota, even at the downstream sites. Zinc (Fig. 3B) and lead often are cited as good indicators of urbanization (Klein, 1979; Porcella & Sorensen, 1980; May et al., 1997). Zinc concentrations exceeded the PEL of 315 μg/g at CH2 and CH3, and concentrations at all sites except CH1 and C2 exceeded the national median concentration. The elevated levels of zinc (and lead) in subbasins where PIA is high are generally attributed to construction and transportation (May et al., 1997), and road sediment is a primary high-concentration source for these metals (Sutherland, 2000; Sutherland & Tolosa, 2001; Turer et al., 2001). Lead concentrations were generally below the national median concentration (24.3 μg/g) except at CH2 and CH3. Lead exceeded the PEL of 91.3 μg/g at CH3. Lead and zinc are both known to adversely affect stream organisms (Garie & McIntosh, 1986; Besser et al., 2001) and may be more of a problem during times of high flow (May et al., 1997). Storm drains and roads are probably the primary mechanisms for the transportation of zinc and lead in Anchorage, moving them toward eventual downstream deposition in the sediments. Concentrations of contaminants generally were highest in subbasins with storm drains and high PIA (Tables 1 and 4). Nickel was the only significantly correlated trace element not showing a threshold response. Although all concentrations exceeded the 25 μg/g national median, none exceeded concentrations measured elsewhere in the Cook Inlet Basin (Frenzel, 2000) and are probably naturally occurring.

Water quality related to water chemistry generally declined with increasing PIA. Sodium, chloride, iron, and manganese were significantly correlated with PIA, although no threshold responses were observed. Sodium and chloride commonly are associated with the application of deicing salts (Koryak et al., 2001) and with domestic sewage and may be considered more of a stress factor in low flow conditions because high flows often have the effect of diluting soluble forms (Klein, 1979; May et al., 1997). Because concentrations of both constituents were greater than mean concentrations for the Cook Inlet Basin (Table 3), increased PIA related to urbanization appears to be a probable factor. Conversely, manganese and iron probably are not related directly to PIA in this case, because concentrations of neither constituent exceeded the mean concentrations measured for the Cook Inlet Basin.

The three physical response variables appear to be questionable in their efficacy in accurately describing changes related to PIA. Sinuosity exhibited the best fit of the sites to the regression curve of the three variables, but only marginally ($r^2 = 0.5016$). Sinuosity generally is used at the stream segment rather than the stream reach level (Fitzpatrick et al., 1998). Reach lengths of 90–150 m, while adequate for most

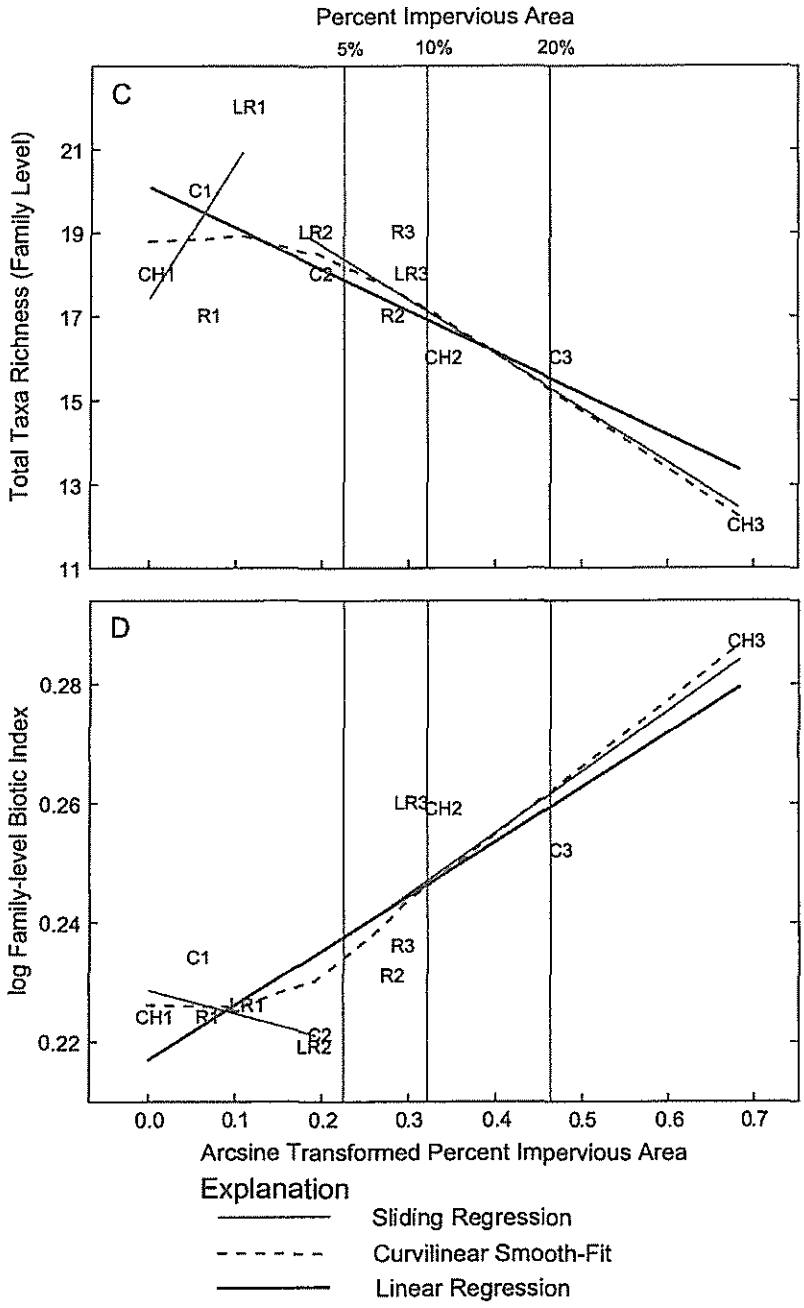

Figure 3. Selected graphs illustrating results of threshold analysis. (A) represents a linear response. (B), (C), and (D) are representative of threshold responses. The curvilinear smooth-fit line illustrates the points along the linear fit where change may be occurring, further supporting the sliding regression as a useful technique (see Ourso, 2001).

of our measures, were probably too short for an accurate accounting of sinuosity. However, sinuosity has been observed to be lower in urban streams compared to reference streams (Pizzuto et al., 2000). Increasing substrate embeddedness and bank erosion have been observed to increase in developing areas (Arnold et al., 1982; Furniss et al., 1991), but reach > 20% embedded and percent bank erosion are both subjective measures. Both variables had the lowest coefficient of determination values (r^2 = 0.3170 and 0.2017, respectively) of all significantly correlated variables. Although both showed threshold responses to PIA, the spread of points renders both highly suspect. A more quantitative measure for each, for example, digitized photos of substrate and streambanks, probably would provide more useful data. We feel that this is probably the case with many, if not most, subjective measures used in habitat monitoring and that such measures deserve further investigation.

In general, the macroinvertebrate community responded to PIA such that greater levels of PIA yielded taxonomically less diverse communities, composed of more disturbance-tolerant organisms. This is consistent with other studies of urban impacts on streams (Whiting & Clifford, 1983; Shutes, 1984; Garie & McIntosh, 1986; Kearns & Karr, 1994), especially a study by Jones & Clark (1987) that found the chironomid genera *Cricotopus* and *Orthocladius* associated with subbasins where PIA was high. Also characteristic of higher PIA sites were Tubificidae and Naididae worms, both highly tolerant to perturbation. Elevated concentrations of constituents associated with deicing salts may be related to the reduced diversity and greater abundance of tolerant organisms. Crowther & Hynes (1977) reported the possibility of degraded insect communities from road-salt-induced drift. Persistent exposure to even moderate levels of chemicals may act in a similar fashion by allowing the more tolerant organisms to dominate.

Conversely, subbasins with lower PIA were characterized by more diverse macroinvertebrate communities. Greater total taxa richness and EPT taxa richness at the family level (both characteristic of less perturbed environments, Table 3) were noted. The only significant metric related to functional feeding, percent shredder, was also negatively correlated with PIA. Shredders are those macroinvertebrates responsible for consuming coarse particulate organic matter which may create finer particles, and are most often associated with well canopied, headwater streams (Vannote et al., 1980).

Correlation (Spearman) analysis of macroinvertebrate metrics further demonstrated the validity of the gradient of urbanization illustrated by the first DCCA axis with respect to PIA. Increasing FBI and percent oligochaetes metrics were associated with increasing perturbation (Table 6). Both metrics were positively correlated with PIA as well as with the first DCCA axis (Tables 2 and 6), thereby suggesting that the site scores for urbanized areas were, in general, correctly predicted. Furthermore, metrics shown to decrease with increasing perturbation (EPT abundance; percentages of Ephemeroptera, scrapers, shredders, and EPT; and the ratio of EPT to Chironomidae) were negatively correlated with PIA and DCCA axis one (Tables 2 and 6). Therefore, subbasins with lower DCCA axis one scores tended to have lower PIA and support a greater diversity of organisms, including those considered intolerant to perturbation.

Campbell Creek was the possible exception with respect to site scores. C1 and C2 have higher DCCA axis one scores than would have been predicted by PIA alone (0.843 and 1.315, respectively). Given that PIA is higher in subbasins LR3 and R3, it could be assumed that C1 and C2 would be positioned to the left of LR3 and R3. Their shift to the right on the first DCCA axis may be attributed to natural differences associated with basin size (3rd order for C1, 4th order for C2) and related to the river continuum concept (Vannote et al., 1980). Slight changes in the macroinvertebrate community related to predictable downstream changes in feeding habits also were likely responsible for the shift to the right on the first DCCA axis.

The most urbanized sites, CH2, C3, and CH3, had PIA of at least 10% and macroinvertebrate communities characterized by more tolerant organisms than were present at sites with PIA less than 4%. Those subbasins are among the older residential areas in Anchorage and have population densities that would be categorized as urban using U.S. Census Bureau criterion of 386 persons/km^2. Rabbit and Little Rabbit Creek Basins have become developed as residential areas within the past 5–10 years and, at sites R2 and R3, population densities are approaching the urban category. Several of the threshold responses appeared to occur near sites R2 and R3, in other words, at PIA less than 10. Population densities at sites CH2 and C3 are similar, yet PIA at site C3 was twice that at CH2. Many of the measured responses at CH2 and C3 were similar, whereas CH2 appeared to be more similar to site CH3 with respect to chemical responses (Table 3).

The similarity of CH2 and CH3 in terms of chemical responses may be a function of streambed sediment chemistry integrating conditions at a larger scale than do some of the other measures.

Woody vegetation is well established along the banks at most sites, and along much of the lower parts of the Chester and Campbell Creek Basins, bike paths and parklands are adjacent to the creeks. This may explain why habitat variables related to riparian condition were not significantly correlated with PIA, as riparian buffer strips can successfully sustain many important habitat components (Schueler, 1995; Shaw & Bible, 1996). Urban development does exist in the flood plain at sites R2, R3, C2, C3, CH2, and CH3, but it is not reflected in the channel habitat variables measured. The extent of urban development in flood plains or within specified buffer distances from the channel may help explain the biological effects detected in this study.

Although the thresholds reported here appear low compared with values reported elsewhere (Schueler, 1994), the differences in this study may be related to the more advanced technology used to quantify PIA and the sliding regression technique used to determine threshold responses. Given that Landsat data used in many of the previous studies are at a 30-m resolution level, there is room for substantial misinterpretation related to a lack of precision. Had the technology used in this study been available for earlier investigations, a general reduction in detected response to PIA may have been possible. The low thresholds we observed also could relate to the local climate, as there are more extreme natural stressors on ecosystems in Alaska compared to those in more southerly latitudes. Future investigations using techniques discussed herein will aid in determining whether threshold responses to urbanization in Anchorage subbasins are actually low as a result of climatic differences or whether the greater resolution spatial data used in this study afforded better discernment of differences in PIA at lower levels.

Acknowledgements

We thank Matthew Whitman, Ted Moran, Dennis Estis, Dan Long, Stephanie Edmundson, and Janet Curran for their field assistance and data processing. Ted Moran was also responsible for spatial data and analyses. We also thank Terry Short and Humbert Zappia for their review of this document and the valuable insight they offered.

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Appendix 1. Spearman correlations between all variables examined and subbasin impervious area. [Bold values indicate significant correlations at $P < 0.05$]

PIA vs Variable Spearman	*R*	*P*-level
Channel Condition		
Sinuousity	–0.844	**0.0006**
Reach Length	0.262	0.4100
Average Bankfull Width/Depth	0.000	1.0000
Bank Stability Index	0.274	0.3894
Percent Bank Erosion Abundance	–0.671	**0.0168**
Percent Riparian Closure	0.231	0.4705
Percent Shade	0.077	0.8122
Percent Riffle Length	–0.363	0.2461
Percent Run Length	0.292	0.3573
Percent Pool Length	–0.058	0.8573
Instream Habitat		
Percent Habitat Abundance	0.054	0.8682
Percent Woody Debris Abundance	0.527	0.0782
Percent Vegetation Abundance	–0.180	0.5751
Percent Boulder Habitat Abundance	0.367	0.2404
Percent Manmade Habitat Abundance	0.303	0.3391
Percent Undercut Bank Abundance	–0.467	0.1262
Percent Dominant Silt	0.179	0.5769
Percent Dominant Sand	0.225	0.4825
Percent Dominant Fine/Medium Gravel	0.075	0.8158
Percent Dominant Coarse Gravel	0.181	0.5730
Percent Dominant Very Coarse Gravel	0.211	0.5106
Percent Dominant Small Cobble	–0.310	0.3270
Percent Dominant Large Cobble	–0.070	0.8284
Percent Dominant Small Boulder	0.147	0.6483
Percent Reach 0 Percent Embedded	–0.487	0.1085
Percent Reach 1–20 Percent Embedded	0.451	0.1412
Percent Reach >20 Percent Embedded	0.587	**0.0448**
Percent Silt Abundance	0.401	0.1959
Macroinvertebrate Metrics		
Shannon Wiener Diversity Index	–0.294	0.3541
Total Abundance	0.056	0.8629
EPT Abundance	–0.734	**0.0065**
Hilsenhoff Family-level Biotic Index	0.748	**0.0051**
Percent Chironomidae	0.035	0.9141
Percent Ephemeroptera	–0.557	0.0600
Percent Plecoptera	–0.545	0.0666
Percent Trichoptera	–0.480	0.1144
Percent Oligochaeta	0.566	0.0548
Percent Filterer	–0.028	0.9312
Percent Collector	0.214	0.5049
Percent Predator	–0.049	0.8799
Percent Scraper	–0.564	0.0559
Percent Shredder	–0.608	**0.0358**
Total Taxa Richness (lowest practical taxonomic identification)	–0.370	0.2360
Total Family Richness	–0.651	**0.0218**
Percent Dominant Taxa - 2	0.361	0.2484
Percent EPT	–0.587	**0.0446**
EPT Taxa Richness	–0.740	**0.0059**
Percent EPT to Chironomidae	–0.539	0.0703
Percent Baetidae to Ephemeroptera	0.371	0.2347
Water Chemistry		
Discharge	0.308	0.3297
Dissolved Oxygen	–0.466	0.1269
pH	0.171	0.5941
Specific Conductance	0.503	0.0952
Calcium	0.545	0.0666
Magnesium	0.510	0.0899
Potassium	0.340	0.2803
Sodium	0.610	**0.0351**
Chloride	0.788	**0.0023**
Silica	0.182	0.5717
Sulfate	0.566	0.0548
Nitrate	–0.161	0.6175
Total Phosphorus	0.511	0.0892
Dissolved Organic Carbon	0.141	0.6624
Residue	0.524	0.0800
Iron	0.732	**0.0068**
Manganese	0.800	**0.0018**
Stream Density	–0.042	0.8970
Sediment Chemistry		
Phosphorus (sediment)	–0.372	0.2344
Sodium	0.373	0.2329
Magnesium	0.512	0.0885
Potassium	–0.243	0.4467
Iron	0.377	0.2264
Calcium	–0.245	0.4436
Aluminum	–0.111	0.7319
Organic Carbon	–0.503	0.0952
Inorganic Carbon	–0.190	0.5543
Total Carbon	–0.503	0.0952
Selenium	–0.913	**<0.0001**
Arsenic	0.133	0.6795
Cadmium	0.659	**0.0198**
Silver	0.118	0.7143
Zinc	0.866	**0.0003**
Lead	0.651	**0.0219**
Nickel	0.650	**0.0220**
Molybdenum	–0.315	0.3184
Manganese	0.267	0.4013

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STAFF REPORT PL 14-74

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
MEETING: August 6, 2014
SUBJECT: Capital Improvement Plan Recommendations

The draft *City of Homer Capital Improvement Plan 2015-2020* was in the July 16, 2014 packet. **Please revisit and bring your copy to the August 6th meeting.** Katie Koester will be available to answer any question about the CIP and projects at the work session. The Commission is expected to make recommendations on their top 5 priorities for the City.

Each commission will have the opportunity to make recommendations to City Council for which projects they consider a priority. City Council's final list will be used to lobby money from state and federal sources and for grant applications.

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STAFF REPORT PL 14-75

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: August 6, 2013
SUBJECT: Election of Officers

Introduction

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

Staff Comments:

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

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MANAGER'S REPORT
July 28, 2014

TO: MAYOR WYTHE / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

NOTE: Some of these items appeared in the last report. I have updated them and brought them back in case the Council wanted to discuss.

1. Kachemak City Sewer: Mayor Morris has provided a new proposal for addressing the Kachemak City sewer charges dispute. Phil's idea is basically a hybrid system which combines elements of various approaches which have received support. Essentially, Phil's proposal is that customers in Kachemak City would have a choice of either continuing to pay the fee at the assumed average gallonage of 3,500 gallons or, they could install a water meter to measure the amount of water that goes into the house and pay by the gallon. If they choose that option, they would have to pay a service charge for the meter and its maintenance and would need to become a direct customer of the City of Homer. The Mayor likes this idea because it becomes an economic decision for the customer rather than a political one. Carey, Dan Gardner, and I went to Kachemak City to discuss this with the Mayor last week. Dan brought up some practical problems with meters which we discussed in some detail. Everyone in the room agreed once again that the easiest way to resolve this is to reduce the assumed gallonage because the administrative headaches associated with meters seems to outweigh the benefits. The Mayor also mentioned that the Kachemak City Council remains interested in a committee which has two members from both Councils. They have already picked their two members. Please let me know if you wish to talk about this in more detail. In the meantime, Tom and I are working on a new contract.
2. Hoka Hey: Hoka Hey is returning to Homer this summer. A headquarters will be established the week of July 28 and riders are expected to start arriving shortly thereafter. The organizers have been coordinating with the City, especially HPD, the Port and Harbor, and the City Manager's office. The City is renting the Old Alaska Ferry Service Building to the organization for two weeks. A Special Events Permit is being reviewed as this report was being drafted for a main event at the Down East Saloon.
3. Ocean Drive Paving and Striping: Community discussion is starting to ramp up a little regarding ADOT/PF's plans for Ocean Drive. As you know, ADOT/PF is planning to repave the Sterling Highway from its intersection with Pioneer Ave. to the end of the Spit. Part of the paving job includes striping and signage related biker and pedestrian safety. Some of this work is part of the MOU between the City and DOT/PF whereby the City assumes responsibility for managing speeds, parking, pedestrian safety, and signage in the business area at the end of the Spit. On Ocean Drive, DOT/PF is planning to restripe the road so that instead of one large bike lane on one

side of the road, there is a six foot bike lane on both sides of the road. DOT/PF planners thought this was a good idea because having bike lanes on both sides of the road makes it easier to make the transition from the bike lane on the causeway to the bike lane on the Spit, which are on opposite sides of the road. Also, some local bikers have indicated that they like the idea of lanes on both sides of the road because they can travel with the traffic and not run into bikers going in the opposite direction. The City provided comments in favor of this idea. However, the wide bike lane that currently exists is popular and there are people in the community who fought hard to get it established. It was a big victory and major improvement. The wider bike lane improves safety and it is used by many including people pushing baby strollers. You may hear more about this in the future. In the meantime, the City will look for solutions that might address everyone's concerns. Narrowing the driving lanes to 10 feet and putting 8 foot lanes on either side is one idea that Carey mentioned yesterday. This would slow traffic and improve pedestrian safety even more. DOT/PF is proposing exactly that for Pioneer Ave. and for the End of the Spit.

4. Joint Work Session / Planning Commission and Council: In the past, the Council has indicated that it would like to have a joint workshop with the Planning Commission at least once a year. It has been a long time since we did that. The idea is to communicate about issues of common concern and discuss planning policy matters that affect the future of the City. There are several issues that come to mind right now that are crying out for discussion. One is whether and to what degree to regulate communication towers. This is a very complicated issue and the planning staff and Planning Commission could spend a huge amount of time and resources on it. Even if an ordinance were drafted and adopted, the City does not have the resources or the expertise to implement and enforce it. We don't have a building inspector which would be very helpful. All of this does not make much sense if it turns out that the Council and the Community at large is really not interested in regulating towers, which are popping up around town faster than dandelions. This is one example of the type of discussion that could be useful. Let me know if you would like to schedule a workshop. I will ask Rick to come up with an agenda.

ATTACHMENTS

1. Memorandum 14-116 from City Planner, Re: Proposal for Joint Work Session Between City Council and Homer Advisory Planning Commission
2. Memorandum 14-117 from City Planner, Re: Update on Review of Comprehensive Plan Recommendation on East End Road Zoning
3. Memorandum 14-118 from Community and Economic Development Coordinator, Re: Green Dot Training for City Employees

GAS DISTRIBUTION SYSTEM REPORT

July 28, 2014

Construction Status

The construction companies (UTI and CMI) took advantage of a warm winter and spring and as a result, are significantly ahead of the initial schedule. As of July 16, there was only 4.5 miles of pipe remaining to be installed. Most of that (3 miles) is on Kachemak Drive. The remainder is at the top of West Hill Road and the Whispering Meadows-Fireweed connection. Kachemak Drive construction was delayed because it took time to obtain the necessary easements. DOT/PF does not have a Right of Way for large sections of Kachemak Drive and therefore, individual utility easements had to be secured. All necessary easements on Kachemak Drive and elsewhere in the community have been obtained.

The contractors estimate that it will take about four more weeks to complete construction of the distribution system. In addition to the work mentioned above, there are still tie-ins to do and clean-up work including the removal of waddles, restoration and re-vegetation work. Work on service lines will continue into the fall but that is not part of the City project and the cost for that work will be paid directly by the customers.

Enstar reports that there are presently about 1,400 service lines that have been ordered and paid for and approximately 1,000 service lines installed. There were between 800 and 900 "meters spinning" as of July 16.

The City cannot say enough about the quality of the work performed by the contractors so far. Considering the size, scope, and complexity of this project, it is simply amazing that we have not experienced more problems and complaints than we have. The problems have been minimal. You will recall that we went into project this last year preparing for the worst and anticipating problems related to traffic disruptions, road closures, dust, utility conflicts, vegetation and landscaping destruction, and other headaches and inconveniences for the community.

Very few problems occurred to the relief of all concerned. This is in large part due to the professional and responsible work of the contractors and the close cooperation between the contractors, Enstar, and the City. It is still too early to say job well done but so far, so good. This job will likely be completed on-time, something many people had doubts about going in. Enstar representatives are planning to visit with the City Council sometime in September or October, after the project is closed out, to provide a final recap and assessment of the project.

Project Cost / Budget:

The City signed a "not to exceed" construction contract with Enstar in the amount of $12,160,632. At the end of June, the City had paid Enstar invoices totaling $10,623,886. We still have invoices for July and August that will have to be paid. However, the costs for those months should be significantly reduced from prior months. Since the amount of construction work left on the distribution system is relatively small, the number of crews working has been reduced. Costs for inventory and supplies should be significantly reduced or eliminated. Enstar is now taking stock of all excess inventory paid for by the project and providing the City with a credit. There should also be less overhead charges as the project winds down on things like inventory management, transportation, Enstar labor costs, etc.

It is anticipated that project charges will continue to trickle in through the end of August. The City and Enstar will meet in early September to go over the budget and the final project costs. The final project costs will of course, have an impact on what the property assessment will ultimately be. The City staff and the Enstar Engineers will compare notes and maps to be certain that everyone is on the same page in terms of which properties got served and will therefore be included in the Assessment District.

There are many variables that will be factored in when calculating the assessment amount. As you know, the City Council has already made several adjustments to the Preliminary Assessment Roll and exempted certain properties for a variety of reasons. Based upon adjustments made in the field, Enstar engineers and City staff made decisions that resulted in 17,000 feet or about 3 miles less of pipe being installed than was originally shown in the engineered plans. This will result in fewer properties being served and therefore being assessed. On the other hand, 17,000 feet of pipe not being installed means that the project costs may have been reduced by up to $500,000. Finally, the condo issue will have to be resolved and we are working on that now. We are doing research and looking at assessment alternatives that take into consideration the law, the recent judge's decision, precedent, and fairness to all property owners in the district. How this issue is addressed could mean a $300,000 swing in assessment revenues and impact the assessments of the other property owners.

In short, we are cautiously optimistic at this time, that the final project costs will be on or under budget . What that might mean for property assessments will not be known until we have final project costs and a final number of properties to be assessed.

You might recall that early on, we had discussions about a rebate called the Free Main Allowance $12.that could be used to lower assessments further or help the City make its loan payments to the Borough. In basic terms, the Free Main Allowance is a rebate that the City will receive from Enstar for each customer that hooks up to gas. Those rebates will start coming in on a quarterly basis after the City has approved the final assessment roll. The purpose of the rebate is to partially reimburse the City for the investment it made in getting the distribution built; an investment that Enstar certainly benefits from. Enstar estimated that the Free Main Allowance could total in the neighborhood of $1.2 million by the end of the repayment period. The Council should discuss soon how it wants to use the Free Main Allowance. Several ideas have been kicked around but nothing definitive has

been decided. It would be good to have a final decision on that before the final assessment roll is approved.

Next Steps

Following is a summary and projected timetable for major steps in the process as we move into the fall:

Task	Target Completion Date
Calculate Final Project Costs	September 30, 2014
Reconcile Properties Served	September 30, 2014
Council Decision on Condo Assessments	September 8 Meeting
Council Decision on Free Main Allowance	September 8 Meeting
Set Up and Test New SAD Assessment Software	October 30, 2014
Final Assessment Roll Introduced (HCC 17.04.070)	October 27 Meeting
Assessment Roll Approval Process (HCC 17.04.070-090)	Nov.-Jan. 2015
Assessments Mailed to Property Owners	March 2015

KENAI PENINSULA BOROUGH

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MIKE NAVARRE
BOROUGH MAYOR

July 14, 2014

City of Homer
491 East Pioneer Avenue
Homer Alaska 99603

RE: James Waddell Survey Petska Addition
KPB File 2006-122

The proposed subdivision, located within the City of Homer received preliminary approval by KPB Planning Commission on June 12, 2006.

A 1-year time extension request will be a 'consent agenda item' before the Planning Commission at the meeting of August 11, 2014. No action is needed from the city.

The borough staff is recommending the approval be extended through August 11, 2015.

Thank You,

Sylvia Vinson-Miller

Sylvia Vinson-Miller
Platting Technician