



City of Homer

www.cityofhomer-ak.gov

Planning

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK II
DATE: MAY 18, 2022
SUBJECT: SUPPLEMENTAL PACKET

PUBLIC HEARINGS

B. Staff Report 22-37 An Ordinance of the City Council of Homer Alaska Amending Title 21.03.040 Definitions Used in Zoning Code, Title 21.44 Slopes, Title 21.50.020 Site Development Standards – Level One and Title 21.50.020 Site Development Standards – Level Two Redefining Coastal bluff and Setback Therefrom. Planning Commission

Memorandum PL22-05 from City Planner re: Review of Draft Ordinance

NEW BUSINESS

A. Staff Report 22-38 Drainage Easement Vacation Request Affecting Lot 58 Lillian Walli Estate Subdivision

Zoning Permit Application Review by Public Works



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MEMORANDUM PL 22-05

TO: Homer Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: May 4, 2022
SUBJECT: Planning Staff review of draft ordinance amending/replacing definition of coastal bluff and setbacks from the coast of Homer.

Planning Staff review per 21.95.040

21.95.040 Planning Department review of code amendment

The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Analysis: The proposed amendment better aligns the building setbacks to coastal risks from erosion and furthers specific objectives of the 2018 Homer Comprehensive Plan including Chapter 4, Goal 2, Objective B: Continue to review and refine development standards and require development practices that protect environmental functions & Objective C: Provide extra protection for areas with highest environmental value or development constraints.

Finding 1: The proposed amendment is consistent with the Comprehensive Plan.

b. Will be reasonable to implement and enforce.

Analysis: The proposed ordinance sets defined setbacks applying to coastal features that have been described in a current hazard study of the Homer coast. The described features should not present difficulty when applying the standards.

Finding 2: The proposed ordinance will be reasonable to implement and enforce.

c. Will promote the present and future public health, safety and welfare.

Analysis: The nature of the proposed ordinance was born out of the concern for public health, safety, and welfare by amending standards to better align with hazards using updated methods and standards for evaluating the risks of coastal erosion.

Finding 3: The proposed ordinance will promote the present and future public health, safety, and welfare.

d. Is consistent with the intent and wording of the other provisions of this title.

Analysis: The ordinance has been reviewed for consistency for its use in title 21 and has not been found to be in conflict with other regulations.

Finding 4: The proposed ordinance is consistent with the intent and wording of other provision in Title 21.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per HCC 21.95.040 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.



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Public Works

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ZONING PERMIT APP REVIEW

DATE: 5/9/2022

PROPERTY: LOT 58 LILLIAN WALLI ESTATE DRAINAGE EASEMENT VACATION

Easement Vacation:

1. The City of Homer approves the vacation of the 20 foot wide drainage easement running southeast from the northwest corner of Lot 58 HM 88-16, under the following conditions:
 - a. The property owner must maintain maximum building setback from the natural drainage that was delineated by the Army Corps of Engineers ("ACOE").
 - b. The property owner must apply for an ACOE permit to ensure compliance with the Clean Water Act, if their construction activities impact natural drainage patterns.
2. The City does not allow 3rd party utilities to install facilities in drainage easements. Thus, no utilities will be impacted by the drainage easement vacation.

Analysis of Probable Drainage Impact:

As the natural water course is located west of the delineated drainage easement, abandoning the easement is deemed acceptable. This natural water course was identified during an ACOE wetland delineation. The ACOE determined this drainage is classified as "*waters of the U.S.*" and is therefore, under their jurisdiction. Thus, altering the natural drainage channels will require an ACOE permit.

Desktop analysis reveals that after exiting the lot, water continues to drain south to a constructed ditch, then conveyed by culvert under Robert Avenue. The water exits this culvert and flows south in natural course, until it merges with storm water carried from the eastern roadside ditch of West Hill Road. The merged stream then flows in a culvert under the Sterling Highway and eventually, over the bluff. The top of the bluff edge at the stream outfall is significantly close to the highway and is experiencing erosion. Increased runoff, caused by the increase in impervious area and the concentration of storm water flowing in roadside ditches, may exacerbate erosion rates at this location. That being said, the City does not currently have the regulatory structure in place to address the incremental impact from the development of a single residential lot, on bluff erosion.

Potential Slope Impacts:

Probable increased erosion at the bluff.

Slope Recommendations:

The City does not currently have the regulatory structure in place to address the incremental impact, from the development of a single residential lot, on bluff erosion.



