



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

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Homer Advisory Planning Commission Meeting of November 6, 2019

Lay down comments (not included in packet)

PUBLIC HEARINGS

A. Staff Report 19-91, Conditional Use Permit 19-08 for two duplexes at 4155 Pennock St.

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C. Staff Report 19-93, Conditional Use Permit 19-07 to allow a parking lot expansion adjacent to the Seafarer's Memorial Park on Homer Spit Road

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Staff Report 19-91 corrected finding numbers

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: November 6, 2019
SUBJECT: Conditional Use Permit (CUP) 19-08

Synopsis The applicant proposes to build two 14' X 72' duplexes at 4155 Pennock Street. A Conditional Use Permit (CUP) is required per HCC 21.16.030(h).

Applicant: Jeff Murphy
3675 Main Street
Homer, AK 99603

Location: 4155 Pennock Street
Parcel ID: 177705311
Size of Existing Lot: .2 acres
Zoning Designation: Residential Office District
Existing Land Use: Vacant
Surrounding Land Use: North: Glacierview Baptist Church
South: residential/home office, physical therapy office
East: vacant
West: Duplex/Homer Flex High School

Comprehensive Plan: Chapter 4 Land Use, 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: No mapped wetlands.
Flood Plain Status: Not in a floodplain.
BCWPD: Not within the Bridge Creek Watershed Protection District
Utilities: Public utilities service the site.
Public Notice: Notice was sent to 19 property owners of 20 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to construct two duplexes. The duplexes are all one-bedroom units.

Density: In the Residential Office District (RR), density is not restricted other than lots having a minimum size of 7,500 square feet. While not applicable to the proposal, the floor area and open space meets the standards for multi-family developments.

Parking: 4 parking spaces are required for this proposal and the applicant displays 4 spaces.

Impervious: The proposal would create approximately 4,100 square feet of impervious surface, or 46% of the lot coverage. The project requires a level one site plan and is subject to the level one site development standards. The proposal creates less than 25,000 square feet of impervious surface and the development activities do not trigger a Stormwater Plan.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

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

Analysis: The Rural Residential zoning district allows for more than one building containing a permitted principle use on a lot with an approved conditional use permit, per HCC 21.16.030(h). A duplex is authorized as a permitted use, per HCC 21.16.020(a).

Finding 1: Two duplexes may be authorized with an approved conditional use permit 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.

Residential Office District 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.

Finding 2: The proposal is compatible with the purpose of the district by meeting density requirements while providing residential development.

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.

Analysis: Other allowed uses in this district, such as an apartment building, hospital, or school could dominate the site in terms of bulk, height and intensity more so than this proposal.

Finding 3: The value of adjoining property will not be negatively affected greater than multi-family dwellings or a conditionally permitted hospital or school.

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

Applicant: Matches residential office.

Analysis: The proposal is generally less impacting than the school, clinic, and church that surround it. Adding residential development helps retain the residential quality of the district.

Finding 4: The proposal is compatible with the existing uses of surrounding land.

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

Finding 5: Existing public, water, sewer, and fire services are adequate to serve the proposed development.

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

Applicant: No negative effects; Project is in harmony with existing & future goals for the area.

Analysis: Four single bedroom dwellings on this lot will be in line with the neighborhood character in terms of scale, bulk and coverage. The increased traffic will be easily handled by the site's access to existing city streets. Residential development of this nature help to maintain the residential qualities of the neighborhood.

Finding 6: 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.

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

Analysis: The permitting process will require the applicant to meet Federal, State and local standards.

Finding 7: The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area and the city as a whole when all applicable standards are met as required by city code.

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

Analysis: No relief from code is sought from the applicant. All known applicable regulations will be addressed through the permitting process. The proposed parking plan meets the standards of HCC 21.55 "Off-Street Parking." The proposal shall comply with all applicable regulations and conditions when the permitting process is successfully navigated as provided in the CUP and permitting process.

Finding 8: The proposal will comply with applicable regulations.

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

Analysis: This proposal promotes Goal 1: by providing infill of affordable housing in a location with existing road, water, and sewer infrastructure.

Finding 9: The proposal does not appear to contradict any applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns Goal 1 and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Analysis: The Outdoor Lighting section of the Community Design Manual is applicable. This section encourages outdoor lighting sources to be hidden from public view, to avoid excessive light throw, and to be downward directional lighting.

Condition 1: Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

Finding 10: Condition 1 will assure that the proposal complies with level one lighting standards and the Community Design Manual

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** Dumpster to be screened on 3 sides.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 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.

PUBLIC WORKS COMMENTS: Water and sewer are currently run onto the property. The property owner is going to need to work with ADEC for a community sewer design, and confirm that the 1" water service is going to be sufficient for two duplexes.

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 19-08 with findings 1-10 and the following conditions:

Condition 1: Outdoor lighting must be downward directional and must not produce light trespass or glare per the CDM and HCC 21.59.030.

Condition 2: Dumpster must be screened on 3 sides.

Attachments

Site photographs

Application

Public Notice

Aerial Photograph

November 6, 2019

Homer Advisory Planning Commission
491 East Pioneer Avenue
Homer, Alaska 99603

RE: Comments on CUP 19-08

Dear Homer Advisory Planning Commission:

I am writing in response to a public hearing notice for Conditional Use Permit 19-08 to allow two duplexes at 4155 Pennock Street. My law office is located at 4164 Pennock Street, which sits caddy-corner to the lot in question. Both lots are in the Residential Office District, the purpose of which is "primarily intended for a mixture of low-density to medium-density residential uses" and "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." If granted, the CUP would allow four families to live on a lot that is .2 acres. As compared to other lots in the RO district, which typically have one home, office building, or duplex, or no development whatsoever, four units on such a small lot would seem to qualify as a high density use. Aside from the density, my more pressing concern is the lack of parking. The proposal includes four parking spaces for four units. What happens if a couple with two cars moves into a unit? Or one (or more) unit renters want to have a friend (or friends) over for dinner? Without room for more than one car per unit and no room for even one visitor, there will inevitably be spill-over into the roadway, and/or into my office parking lot, which offers the closest parking.

Sincerely,



Lindsay Wolter

RECEIVED

NOV 06 2019

**CITY OF HOMER
PLANNING/ZONING**

Nancy Hillstrand
Coal Point Trading Company
4306 Homer Spit
Homer, Alaska 99603
907-235-9772
bear@alaska.net

RECEIVED

11/1/2019

CITY OF HOMER
PLANNING/ZONING

RE: Oppose Parking in rare Open Space Park left on Homer Spit CUP 19-17

Greetings Commissioners,

Our business, an Alaskan Corporation has been based on the Homer Spit watching the coastal consequences of global change for 55 years. The proposed parking lot on Homer public trust land adjoins my Cannery Row Boardwalk property and has the potential to set in motion a cascade effect that will impact many business owners who own buildings on this boardwalk.

With the erosion we are seeing on the spit, we find this proposal to build a parking lot unacceptable and dangerous because our first priority must be Do No Harm and keep land unfragmented and intact wherever possible to not make things worse.

We do know that the past "corrective actions" on the Spit has caused harm to adjacent landowners so we are pleased to see the city has initiated a study for a more in depth understanding for planning assistance from the Alaska Corps of Engineers, and DOT to provide data collection, planning, and study services, and to provide recommendations related to the Homer Spit Mitigation and Sediment Management Plan.

Please proceed cautiously to allow these fragile yet resilient green infrastructures to function as intended. The 2019 book Tomorrows Coasts: Complex and Impermanent is a collaborative synthesis promoted by the coastal and Environmental Research Committee made up of 27 Universities that might also be wise to consult for findings.

Please wait until this study is completed before engaging in any phases of this parking lot Conditional Use Permit 19-07.

This wise proposed data collection study will identify erosion prone areas, causes, and up to date solutions providing long term erosion management planning.

Data collection is the wise critical next step directly tied to protecting the Homer Spit so the planning commission and the city of Homer can accumulate a more comprehensive information base to make informed decisions on threats to the Homer Spit and businesses and jobs affected.

Multiple entry development "phases" create compaction and fragmentation upon each entry, from the moment the first shovel or bulldozer begins. Replanting is not an option, because from the first high tide storm event, the filigree of miles of interwoven root system will have been compromised.

The spit and the city cannot afford to take the chance to exacerbate and accelerate damage with death by a thousand cuts to the integrity of this so far intact no cost dynamic coastal system.

Please initiate an in-clusive Steering Committee

Presently each commission is not aware of what the other is doing on this issue or even on the issue itself. This was evident at the last planning commission meeting.

To help guide ***"Wise land management of the spit and its resources to accommodate natural processes"*** consistent with the **Homer Spit Comprehensive Plan**, we ask that a steering committee be formed to openly consider consistency between Plans, Policies, Standards, zoning, and commissions as well as compatibility of purpose, and best use, using past and future interdisciplinary studies as well as:

1. The City of Homer Erosion NERR mapping
2. The Homer Spit Comprehensive Plan;
3. The Purpose of Open Space Recreation zones;
4. The City of Homer Beach Policy;
5. Homers Site Development Standards.
6. Aesthetics

This proposed development is incompatible with the surrounding businesses that have strived to create an aesthetic natural theme to reflect the unique beauty of the Spit and its vistas. The city should be expanding this not degrading it. I have a power point that can attest to this If I can be allowed to show it.

Much more comprehensive interdisciplinary consideration and local input are needed before any phases of this project are allowed to move forward.

The Port and Harbor Advisory Commission's involvement has resulted in only a handful of Homer citizens input, as this issue is little understood and has not reached the majority of citizens of Homer so not known.

The ramifications are too severe to fast track this development on public land without meaningful all-inclusive input.

1. Past Homer Erosion study shows this area relatively intact since 1951

A past study contracted by the city of Homer with the National Estuarine Reserve depicts an evident trend that **this specific area has remained relatively stable since 1951.**

This area is actually building protective berm on this presently intact area on the exposed side of the Homer Spit. Should we ignore this?

This past erosion study also illustrates that wherever man induced alterations have occurred on this fragile side of this spit land form, erosion and destabilization of coastal integrity has ensued. Should we find out why?

This grassy 2.5 acre open space recreation zone faces the exposed intensity and duration of ferocious Southwesterly and Southeasterly winter storms yet has held its own...for free without any cost to the City of Homer. Why?

Why has it held its own? Is it the unaltered intact green infrastructure that has provided the integrity to withstand coastal erosion for 70 years that we know of? Even during the earthquake? Do we jeopardize this free ecosystem service that is functioning in exchange for a parking lot that has other solutions without considering them with an all-inclusive steering committee?

Should we learn what it takes to prevent damage to our coasts?

Development can create a domino effect. Do we chance a tipping point over this threshold ?

2. The Homer Spit Comprehensive Plan Goal states :

"Wise land management of the spit and its resources to accommodate natural processes, while allowing fishing, tourism, other marine related development, and open space/recreational uses."

A comprehensive study is the wise choice for the City of Homer officials to begin to comprehensively understand the ***"wise land management of the Spit and its resources to accommodate natural processes"***. To understand the complex nature of coastal processes must come first before we make thing worse.

Please ask for an interdisciplinary planning approach from multiple knowledgeable sources for **creative preventative and up to date solutions** to coastal erosion to uphold the Comprehensive Plans ***"wise land management of the spit and its resources to accommodate natural processes"***.

3. The Purposes of the Open Space – Recreation District HCC 21.32.010

"are primarily to promote public recreational opportunities while protecting and preserving the natural and scenic resources of the area and public access to tidelands. Generally, pedestrian uses are given priority over motorized uses."

This land upholds this purpose precisely. It is one of the last intact areas that protects and preserves the natural and scenic resources of the area while providing quality natural access through an indigenous vegetated trail where birds sing, giving a unique experience to short term visitors but especially year round citizens alike while walking to tidelands. This is the best use for this public trust land.

When considering the documented billions of dollars spent on bird and wildlife watching in the United States and our bounty of natural surroundings we may want to consider more natural areas not less for revenue generation.

This rare intact natural land allows citizens and visitors alike to witness this functional open space area that frames the stunningly beautiful Kachemak Bay State Park by overlooking a natural heritage conservation area rather than desecrating this vista with a metastasized jumble of cars, trucks and Recreational Vehicles blocking the view reducing the quality experience for all.

To Modify or fragment this proven first line of defense, of green infrastructure holding this area of beach intact, Do we spend all this money to put many businesses at risk?

Do we chance it?

4. Has the City of Homer Beach Policy been consulted for consistency?

Please follow the lead of the Bishops Beach Conservation Area.

- Why is the intent of the Spit beaches not the same as the City of Homer Beach Policy "to keep Homer's beaches safe and enjoyable for all users, and preserve natural environment"?
- Is the Spit not considered a Homer beach?
- If "the grasses growing on (Bishop beach) are an important part of berm stabilization, are the grasses growing on the spit expendable?
- If driftwood plays an important role in building and protecting our berms" is the spit driftwood unessential?
- If the Bishops Beach areas are asked to "support efforts to protect berm and promote rye grass and driftwood buildup" why would the City of Homer ask to purposely desecrate an intact open space that does not need costly rehabilitation?
- Why isn't the fragile spit beaches considered equally with the fragility of Bishops beach?
- What has been learned from the better care of Bishops Beach? Is it growing back and providing a free service?
- Have decisions been made purely on the shallow reasoning of we want more parking?

5. **Has the City of Homer Site Development Standards been consulted for consistency on the Spit?**

21.50.030 Development shall not adversely impact other properties by causing damaging alteration of...erosion, siltation or root damage...or other adverse effects.

I am very concerned for my property. We have been very careful to keep many bands of green infrastructure intact and so far this land has held through some enormous SW storms with 22 foot tides that has brought storm surge up into the Coal Point parking lot. This held. Who is responsible if city development adversely impacts our property?

Organize the people not the parking

We need a broad based Steering Committee to look at all our options

Very few people have been consulted on this issue. David Brann sent in a list of recommendations. Have these been considered? Has any input been considered?

Since parking is in high demand only a month or so out of the year, the tax paying people of Homer are who utilize this beach over the majority of the year as their open space recreation area. The people of Homer deserve to be heard painful as it may be.

My recommendations have included organizing the summer workers, like us, who work and park in the most congested areas on the spit.

How many of these worker are there? How many spaces would be relieved for paying customers if this workforce was educated and organized? More time restrictive parking such as a 2-3 hour parking lot?

Those who leave their cars in prime parking spots all day long as they go out on boats need to be organized to share the spit with their paying customers. Time slots would correct this.

Before we jeopardize the integrity of an intact area of the spit we must list our options and coordinate what we have and what is left on the little land available. We cannot bulldoze our way out of this .

The Homer Spit is the City of Homer and deserves the combined collaboration of the Parks Commission, Planning Commission, Economic Commission, the Port Commission working together instead of in separate realms to provide the citizens a comprehensive product that shows this teamwork as an enlightened functioning whole.

Also as painful as it may be, the input of the citizens of Homer is needed on issues of this level of importance. Public process pertaining to erosion is needed to educate the public early rather than later.

6. **Aesthetics on the Homer Spit have been lost.** Finally spit parking is creating an eyesore because it does not incorporate City Development Standards at any level. All this would take is some rocks, chain and pilings to create a functional aesthetics that complies with development standards as it directs traffic with ingress and egress to parking areas to become compatible with surrounding businesses and the Chamber of Commerce.

In addition to preventing erosion, this area also provides the unique charisma, dynamics and aesthetics in this centerpiece of one of the most popular area on the Homer Spit.

This designated Open Space area needs to be a conservation Area to remind us that the Homer Spit is the second longest natural Spit in the world. This distinction deserves celebration, respect and the most up to date comprehensive planning to prevent any more damage to its integrity at all fronts.

Thank-you for your consideration and your valued time.

With Kind Regards,

Nancy Hillstrand

From: Melissa Jacobsen
Sent: Monday, November 04, 2019 7:54 AM
To: Travis Brown
Subject: FW: Spit Beach Parking - conversion of Open Space to Parking

RECEIVED

11/4/2019

CITY OF HOMER
PLANNING/ZONING

-----Original Message-----

From: Jack Wiles <wilesmichaud@msn.com>
Sent: Saturday, November 02, 2019 10:17 AM
To: Department Clerk <clerk@ci.homer.ak.us>
Cc: Julie Engebretsen <JEngebretsen@ci.homer.ak.us>
Subject: Spit Beach Parking - conversion of Open Space to Parking

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Clerk - City of Homer
Please transmit this message to the Planning Commissioners and City Council.

Thank You.

John Wiles
Nov. 2, 2019

>> Comments regarding the Conversion of Open Space to Parking - Homer Spit at Seafarers Memorial
>>

>> 1. More Than a Pretty Drawing...

>> Engineers and Landscape Architects are skilled at presenting 'eye-candy' drawings and renderings that on paper make development look so enticing. In this case they are maximizing the site for development at the cost of habitat/open space. Ask for more impact analysis than development potential. The Open Space provides year-round benefits while the parking would be used three months a then set vacant for nine months — not much value to cost... Don't "Pave paradise and put up a parking lot."

>>

>> 2. Beach Restoration...

>> Consult a plant ecologist that specializes in beach restoration. I know of no reference demonstration site in Alaska where the restoration technique of stockpiled beach material has been successfully done. and the beach re-established, especially when faced with severe environmental conditions (wind, desiccation, severe storms, tides, natural plant attrition, etc.) as would be the case at the Spit. The existing open space beach has taken years to develop its root structure and adjust to site conditions. The fact the parking lot proposal involves trucking in tons of dredge material speaks to site conditions. To think the stockpile replacement beach grass will quickly re-establish is folly. A high tide winter storm event will quickly destroy the site, or worse, a tsunami event.

>> The strength and integrity of the beach frontage after construction will be lost.

>>

>> 3. Zoning

>> The Spit Comprehensive Plan and the Spit Parking and Traffic Plan do not justify the loss of open space. The additional parking will only increase use and demands for tourism development. No one is hurt by having to walk from other parking areas. The zoning for recreation is not intended to provide parking to access commercial businesses. Open Space has become a rare resource on the Spit. Many people walk this area or park here because of the natural open space values.

>>

>> 4. Loss of Beach Functionality

>> Consult a hydrologist and geologist. The placement of dredge material that is unconsolidated, loose material will be subject to slumping and erosion. The only solution (a favorite technique of the Army Corps of Engineers) to erosion will ultimately be costly rip rap with a continual maintenance problem. The City will be faced with a long-term cost beyond the initial development costs.

>>

>> 5. Habitat Loss

>> The City can be rightfully proud of protecting shorebird habitat but this open space habitat is a last refuge of remaining viable beach grass habitat that supports other wildlife. Many bird species are dependent on this remaining refuge of open space habitat.

>>

>> 6. Climate Action

>> The City is a leader in developing a Climate Action Plan and needs to stand by its commitment to minimize climate induced hazards such as would result from rising sea levels, high energy winter winds and tidal storms, threat of a tsunami, and increased likelihood of accelerating beach erosion with high costs for prevention and repairs. Unfortunately, the 'new normal' is 'abnormal.' The future for the Spit is fragile.

>>

>> 7. Alternative Designs

>> The best course of action is "leave it alone" - "don't mess with Mother Nature." But the forces of development often prevail over other facts and ignorance of future consequences. If developing the site is so important then insist on providing alternative designs that reduce the development footprint and a design that does not result in a long, linear, ugly, over-built gravel parking lot with a wish and prayer for beach grass. Maybe a design that is more natural - two smaller, split parking areas with a habitat island refuge, a design that is 'people friendly' with a gathering plaza, picnic site, benches to contemplate the view, bicycle area, a design for a shuttle bus, incorporate landscape art and native vegetation and natural wood/rock materials, interpretive signs, kiosk, way-finding, nautical and cultural features, etc. Be innovative. Could utilize cruise ship funds? Bring water and electricity to the site to generate a concession fee for a summer-only food wagon instead of more permanent tacky shacks?

>>

>> Best of all, be a good steward of the Spit - leave the Open Space - Open!

>>

>>

>

MEMO TO: Homer City Council; Homer Planning Commission
Email: clerk@cityofhomer-ak.gov

MEMO FROM: Carol Harding
Carolgharding1@gmail.com; 907-252-6008

DATE: Sunday, November 3, 2019

RE: Parking lot expansion on the Homer Spit

RECEIVED

11/4/2019

**CITY OF HOMER
PLANNING/ZONING**

It has come to my attention that the City of Homer is planning an expansion of a parking lot on the Spit in the area located between the Seafarer's Memorial and the Boardwalk Fish and Chips Restaurant.

I am apposed to this project for the following reasons:

- 1) Erosion on the Spit is acute: Is it really worth the City's time and expense to expand a parking lot that will demand constant maintenance due to wind, waves, and erosion? Destroying the natural berms will only make that area even more vulnerable than it already is.
- 2) A long-term solution for Spit parking, not a short-term fix, is needed: Expanding the parking lot on the Spit is like putting a band-aid on a severe wound. The Spit is a very limited stretch of land that will never have enough space to handle enough parking to meet the increasing demands from tourists, charter boats, fishing, shipping, shopping and other commercial interests. We need a long-term solution to not only the parking problem on the Spit, but to all development going on out there. It is out of control.
- 3) The parking lot expansion would destroy valuable bird habitat: Kachemak Bay is a critical environment for birds, which are already under intense pressure from habitat destruction and pollution. Birds are important for a multitude of reasons. Not only do they bring joy to many of us, they also are important to the ecosystem and to the local economy.
- 4) Loss of green space: There is so little on the Spit that isn't developed. The City of Homer should be focused on preserving what little natural space we have. Years ago the Spit Plan was to develop a park in the area behind the Fish dock. It was a lovely green area that had tons of potential. It is now paved over with asphalt. What a loss to the community.
- 5) Increased parking is a safety issue: The Spit has a single road, and that will not change. We don't need to add more parking so that even more cars can clog up the Spit Road, pollute the air, and put pedestrians at even more risk! And don't forget the high probability of a Tsunami?
- 6) Needless waste of funds: The City of Homer has so many pressing projects that need to be funded, why would it even consider such a foolhardy venture that would gain so little and lose so much? This project is not well thought out, and resembles the crazy scheme years ago when the City of Homer was seriously considering filling in Mud Bay and turning it into a parking lot.

*Thank-you for your consideration.
Carol G Harding*

From: Melissa Jacobsen
Sent: Monday, November 04, 2019 10:38 AM
To: Travis Brown
Subject: FW: Comments for City Planning Commission and for City Council members

From: Clyde Boyer and Vivian Finlay <vivandclyde@gmail.com>
Sent: Monday, November 04, 2019 10:36 AM
To: Department Clerk <clerk@ci.homer.ak.us>
Subject: Comments for City Planning Commission and for City Council members

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

We would appreciate you forwarding these comments to the Planning commission members and to the City Council members.

We have heard about the Spit parking lot expansion plans for the area near the Seafarers' memorial.

We oppose the current plan, and we recommend that the Planning Commission step back and create a specific parking plan for the spit that considers long term needs, is pro-active, and not re-active, and that considers the spit beaches, bird habitat, and recreation areas - and doesn't just focus on the need for "immediate" parking spots to relieve summer congestion. We need a plan with goals, with objectives, and with specific steps that are needed.

We use the beaches all year around, and to fill in the beach by the memorial to create summer parking seems short sighted. What happens to that area and to the "parking lot" during erosion? - and this is an area that erodes. Why would we take away the sand dunes and vegetation that help defend against erosion. What happens to the bird life? What happens to the recreational value of that land- for picnics, reading books, enjoying the beach/scenery, etc.? There are already limited, non-commercial, undeveloped areas on the spit near the businesses...and there are MANY people who enjoy walking along that area of the spit in nature who do not access the businesses (which aren't even open most of the year).

Thank you for your consideration.

Vivian Finlay and Clyde Boyer

--

455 Elderberry Drive,
Homer, AK. 99603 USA
(907) 435-3903

TO: Homer City Council and Homer Planning Commission

FROM: Lani Raymond

lanibirder@gmail.com ; 399-9477

DATE: November 4, 2019

RE: Parking Lot Expansion on the Spit (CUP19-93)

RECEIVED

11/5/2019

**CITY OF HOMER
PLANNING/ZONING**

I am opposed to expanding the parking area by the Seafarers' Memorial. I know that parking on the spit in summer is a huge problem; this project, however, is not an acceptable solution.

BIRDS/HABITAT

Many of us want to speak up in defense of the bird habitat that will be destroyed by this project, especially since this is the only natural area remaining in that part of the spit. This grassy beach area supports a wide variety of flora and fauna including beach flowers/plants, small mammals; there is driftwood and some little trails. It is a beautiful, natural place to walk and peaceful place to sit. Many birds can be found there: Gray-crowned Rosy Finches, Snow Buntings and Song Sparrows in the winter, and at other times Savanna Sparrows, American Pipits, Lapland Longspurs, Horned Larks, Northern Harrier, Short-eared Owl, Merlin, Peregrine Falcon, other sparrows, gulls and occasionally Semipalmated Plover.

In addition, many of us want to honor those memorialized at the Seafarers' Memorial. Having an adjacent, peaceful, natural area there along the beach reflects our wish to honor them.

SITTING EMPTY

Because tourists are here in large numbers only in the summer months, the parking area would be nearly empty for most of the year. After destroying the natural habitat, it would sit empty all those other months.

EROSION

This project will compromise the existing berm and grassland area, which is extremely important due to the increased severe erosion on the west side of the spit. I have walked this beach as part of the COASST program (Coastal Observation and Seabird Survey Team) every month since 2010 looking for dead birds and observing changes in the beach. The natural vegetation, storm berms, and natural buildup of driftwood are crucial to the stability of the land there, particularly since this is so near the tip of the spit.

With climate change and rising sea levels, if the erosion continues up to the paved parking area, there would be costs of repair/reinforcement. The solution to put rip-rap along the edge would totally destroy the whole natural beauty of the beach. For an example of how bad erosion can get undercutting a parking lot, one can see the big problems that have developed at the paved parking area at the Anchor River (photos attached).

EVACUATION

With more cars on the spit, a rapid evacuation—such as for a tsunami—would become far more difficult, if not impossible. I believe that a safe evacuation of tourists, workers, and residents who are out on the spit is the responsibility of the City. (Similar to public buildings where a maximum occupancy is set to ensure safe evacuation in event of a fire.)

ONLY A SHORT-TERM SOLUTION

This parking lot will not solve the parking problem in the long run on the spit. The City needs to look at the whole parking issue and develop a comprehensive long-range plan. Some other ideas to consider include: using the Ferry Parking on off-ferry days, developing the Coal Point parking area, running a shuttle from the other side of the harbor and/or from town, and looking at existing parking space use (time, rates, etc.).

LARGE PARKING LOT NOT ORIGINAL INTENT

This area is zoned to be "Open-Space Recreation" which allows some parking area. Yet the people parking in this lot will be going to shop, to a restaurant, or out on a charter, and therefore benefitting commercial businesses, not recreational use as intended.

In conclusion...

This project would destroy the natural habitat of that beach, jeopardize the geological structure of the spit, and would sit there, nearly empty, most of the year. In summer it would help increase traffic congestion and make an evacuation extremely difficult.

There are alternatives and other solutions to the parking issue. Let's work on them.



IMG_3541.JPG



IMG_3534.JPG



IMG_3535.JPG



IMG_3540.JPG

From: Melissa Jacobsen
Sent: Tuesday, November 05, 2019 11:22 AM
To: Travis Brown
Subject: FW: CONDITIONAL USE PERMIT (CUP) 19-07 --Please make this available for the Planning Commission and the City Council

RECEIVED

11/5/2019

CITY OF HOMER
PLANNING/ZONING

-----Original Message-----

From: Nina Faust <fausbail@horizonsatellite.com>
Sent: Tuesday, November 05, 2019 11:20 AM
To: Department Clerk <clerk@ci.homer.ak.us>
Subject: CONDITIONAL USE PERMIT (CUP) 19-07 --Please make this available for the Planning Commission and the City Council

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P.O. Box 2994
Homer AK 99603

Homer Planning Commission
Homer AK 99603

RE:

A REQUEST FOR CONDITIONAL USE PERMIT (CUP) 19-07 TO EXPAND THE PARKING AREA ADJACENT TO SEAFARER'S MEMORIAL PARK ON HOMER SPIT ROAD FROM APPROXIMATELY 120 SPACES TO APPROXIMATELY 197 SPACES. A CUP IS REQUIRED FOR PARKING AREAS ACCORDING TO HOMER CITY CODE 21.32.030(F). THE SUBJECT PARCEL IS LOT 31 HOMER SPIT AMENDED, T. 7 S., R. 13 W., SEC. 1, S.M. HM 0890034.

Dear Commission Members:

I am strongly opposed to this CUP listed above. I know parking is tight out on the Spit and difficult to find, but perhaps we are reaching a carrying capacity to the safe number of cars simultaneously on the Spit.

We are also losing all the vegetation on the end of the Spit. This area is one of the last remaining beach rye grass areas in the vicinity. We are turning the entire end of the Spit into a giant paved parking lot. I would like to see this area remain open space next to the Seafarer Memorial, so there is some natural beach left out there to enjoy when waiting around for a boat or just enjoying the beach.

Why not do some work on making the dirt lots more efficient in how cars are parked. Does the City have some other land that is currently used for storing things that could just as easily be stored off Spit? Look for efficiency before destroying the last of the green open space on the end of the Spit.

Sincerely,

Nina Faust

RECEIVED

From: Kathryn Mulder <kmmulder@alaska.edu>
Sent: Wednesday, November 06, 2019 11:06 AM
To: Department Planning
Subject: Parking on the Homer Spit

11/6/2019

CITY OF HOMER
PLANNING/ZONING

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Hello,

My name is Kate Mulder and I have worked at Finn's pizza on the spit for 11 years. I do not agree that the parking lot between Cannery Row boardwalk should be expanded. That is one of the last green areas left on the spit for starters. As the spit erodes, vegetation helps keep the land from eroding.

As for Parking, there has been no lines put in our existing parking lots. I have to park every day and get frustrated by one car taking up two-three spaces. They may be there for 7 days like that all because it's a free for all in those lots. I have parked in every lot and the case is the same in every lot. We have parking lots that are unmanaged (no lines) and you want to put in more area for parking. This makes no sense. Also having seven day parking close to businesses makes no sense. People who are away for a week should not be parked on the spit road. That is what the big lots should accommodate.

I urge you to manage what we have, see how that goes, and then see where the need is after we've put in pavement and lines in existing lots.

Thank You,

Kate Mulder

From: roger imhoff <rogerwimhoff@gmail.com>
Sent: Wednesday, November 06, 2019 1:48 PM
To: Department Planning
Subject: Conditional Use Permit 19-07

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Thank you Julie for going through the packett with me.

Let me state right off that i am not a city resident. But over the many years of going out there and witnessing how commercialism has grown, i feel that i must speak out about the proposal.

As anybody around here knows, summer use of the spit could be called a zoo. I don't know how many vehicles are parked out there or simply driving around but its alot! I just can't believe that adding a few more parking places at a high cost per space would be a good decision. It certainly will not reduce congestion.

Once a visitor or perhaps even a LOCAL hits the boardwalk area, there are very very few places...sheltered from the wind and noise places...that a family can get off the throughfare and enjoy the shore. Just sitting with the children, listening to the surf, exploring the rocks, the driftwood, the beach. I see alot of people down there in the summer...just taking it all in. I believe those places are valuable to the homer experience.

That location between fish and chips and the seafarer memorial fits that criteria of being "special."

So to me, the trade-off for some additional very expensive parking spots is not "worth it." If there is a problem with dredge spoil disposal, which could be the guiding force here, there must be other simpler, less expensive solutions.

Thank you for considering my thoughts, Roger Imhoff,
53041 east end rd, homer. Area resident since 1980.

11/6/2019

TO: Homer Planning Commission
RE: CUP 19-07

Hello Commissioners,

First, I would like to focus on finding #2 of staff report 19-85 for CUP 19-07. Finding two states: "The purpose of the Open Space – Recreation includes providing for public recreational opportunities and public access to tidelands." Omitted here is the second half of the sentence from the code which reads "while protecting and preserving the natural and scenic resources of the area and public access to tidelands". I fail to see how a parking lot protects and preserves natural and scenic resources. Secondly, the code states "Generally, pedestrian uses are given priority over motorized uses" and a parking lot obviously prioritizes vehicular use over pedestrian use. People can already access the beach there, this project is not creating a new opportunity for access. The argument that since parking lots are conditionally permitted in this zone, then therefore this project meets the criteria of being compatible with the purpose of the zone is fallacious.

To illustrate this further, I request that you examine this CUP as if it were coming from a private individual or company that wanted to develop a parking lot in an open space recreation zone. Would that hold up under the same analysis? I don't think so.

I recognize that parking is an issue on the spit, but I think as planning commissioners you have the job to be taking a long term view and decide if this project fits with the long term goals of the spit comp plan and the Homer comp plan, and also meets all the other applicable criteria, including being compatible with the zoning district. Looking at the parking study in the spit comp plan, most lots on the study date in 2009 were below capacity. I think the city should do another formal assessment next summer since the Harbormaster office has moved, and see how the numbers look instead of relying on anecdotal information about parking, then decide on an appropriate solution.

Lastly, please consider the potential precedent being set by allowing a parcel zoned as open space recreation to be predominantly dedicated to parking, a vehicular use. There are other OSR lots on the spit that potentially could be met with similar proposals in the future. If this CUP is denied now, the lot will still be there for potential lower impact parking re-design in the future if warranted, but if the CUP is approved, this and potentially other OSR lots will not be available for pedestrian use and enjoyment as open space.

Nothing compels you to approve any CUP, you have the discretion to deny them, and in this case I encourage you to deny it.

Thank you for the time you put into making these decisions.

Dale Banks
5011 Alder Lane
Homer, AK 99603



RECEIVED

NOV 06 2019

**CITY OF HOMER
PLANNING/ZONING**

From: Melissa Jacobsen
Sent: Wednesday, November 06, 2019 4:06 PM
To: Travis Brown
Subject: FW: Proposed fill of storm berm by Mariner Memorial

From: jackcushing@gci.net <jackcushing@gci.net>
Sent: Wednesday, November 06, 2019 4:05 PM
To: Department Clerk <clerk@ci.homer.ak.us>
Subject: Proposed fill of storm berm by Mariner Memorial

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For the Planning Commission, please do not proceed with this idea. It has been proposed before and for multiple reasons not considered in the City's best interest. Please look at prior deliberations and citizen input. Thanks for your consideration

Jack Cushing

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, November 6, 2019 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

CONTINUATION OF THE PUBLIC HEARING OF OCTOBER 2, 2019 FOR:

A request for Conditional Use Permit (CUP) 19-07 to expand the parking area adjacent to the Seafarer's Memorial Park on Homer Spit Road from approximately 120 spaces to approximately 197 spaces. A CUP is required for parking areas according to Homer City Code 21.32.030(f). The subject parcel is lot 31 Homer Spit Amended, T. 7 S., R. 13 W., SEC. 1, S.M. HM 0890034.

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 Rick Abboud at the Planning and Zoning Office, 235-3106.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 700 FEET OF PROPERTY. THE NOTICE AREA HAS BEEN EXPANDED BEYOND THE REQUIRED 300 FEET IN ORDER TO REACH MORE BUSINESSES AND PROPERTY OWNERS

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VICINITY MAP ON REVERSE

Vicinity Map

City Limits

Boat Harbor

Ice Dock Rd

Fish Dock Rd

Ramp 3

Ramp 2

Homer Spit Road

X

Seafarer's Memorial Park.
Proposed project would expand the
parking lot.

Kachemak Bay



City of Homer
Planning and Zoning Department

9/18/2019

Request for CUP 19-07 Seafarer's Memorial Park Parking Lot Expansion

Marked lots are w/in 700 feet
and property owners notified.

0 250 500 1,000 Feet



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

The Homer Spit big picture view

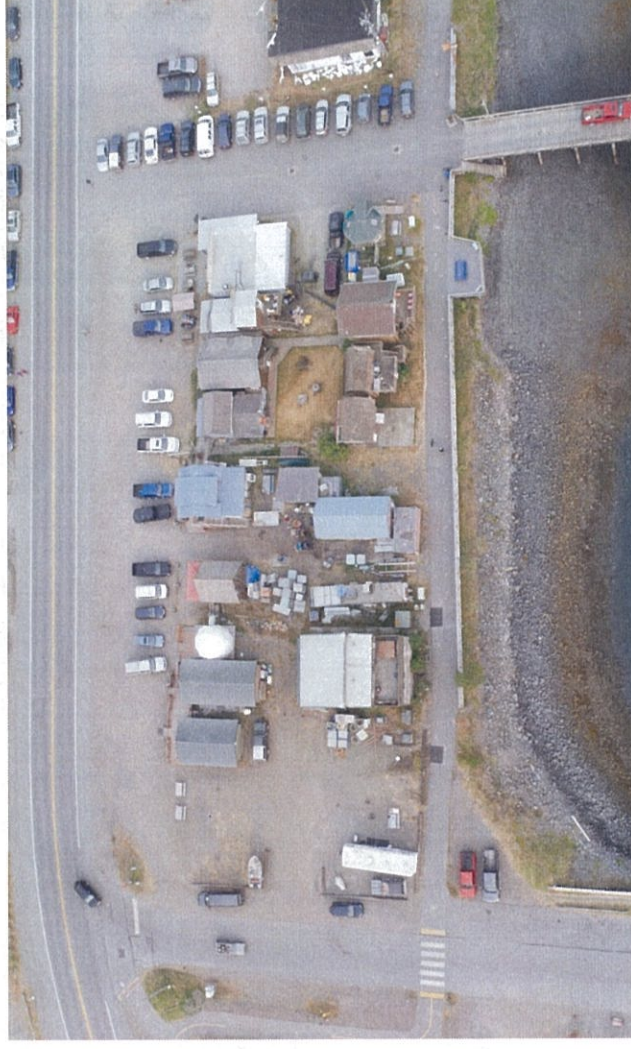
220 to 240 vessels use moor between B and G float at any given time.

Diverse user groups sharing the same parking areas on the Homer Spit

- Vessel owners paying for moorage in our harbor 164 vessels B thru G floats using ramps 1,2,3 2000' of transit moorage for 60 to 80 vessels
- 28 long term Port and harbor land lease customers
- Transportation and freight parking and laydown areas
- Fish dock road businesses and customers
- AMHS customers and crew and cargo laydown
- Charter boat customers
- Water taxi boat customers
- Load and launch customers
- Private land owners and their customers.
- South side Kbay (Bear Cove to Nanwalek and beyond) residents parking vehicles on the spit.
- Tourists simply driving down to shop and hangout
- Tourists arriving by bus from other ports
- Tour groups shipping out to south side lodges
- Park and walk day users of the Spit
- Campers



Public parking East of the Steel Grid



30 parking spaces

Ramp three parking lot

36 parking spaces



Ramp 1 parking, boathouse pavilion parking, and ramp 2 parking

Ramp 1- 13 spaces
Pavilion- 76 spaces
Ramp 2- 19 spaces



Steel Grid parking lot

27 parking spaces

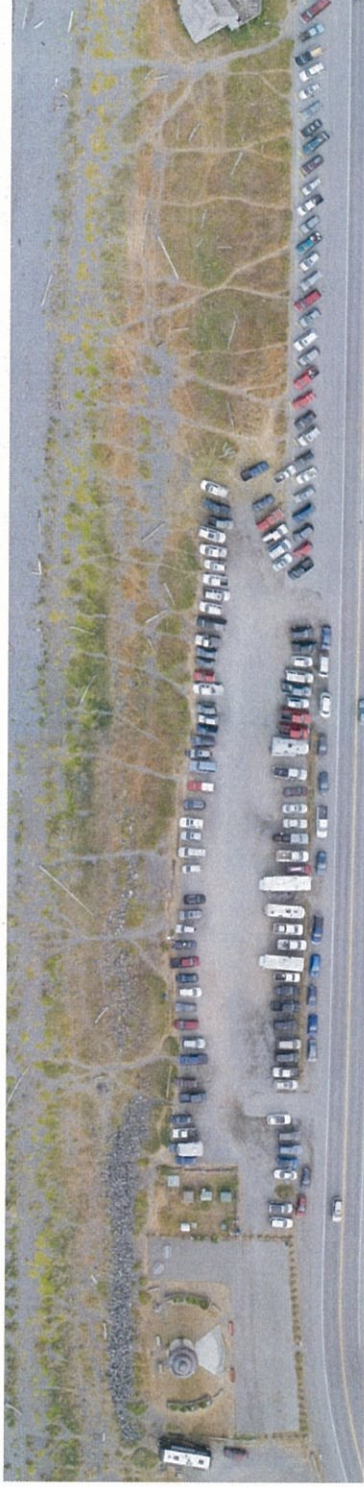


Public parking in front of the boardwalk businesses

32
Parking
Spaces

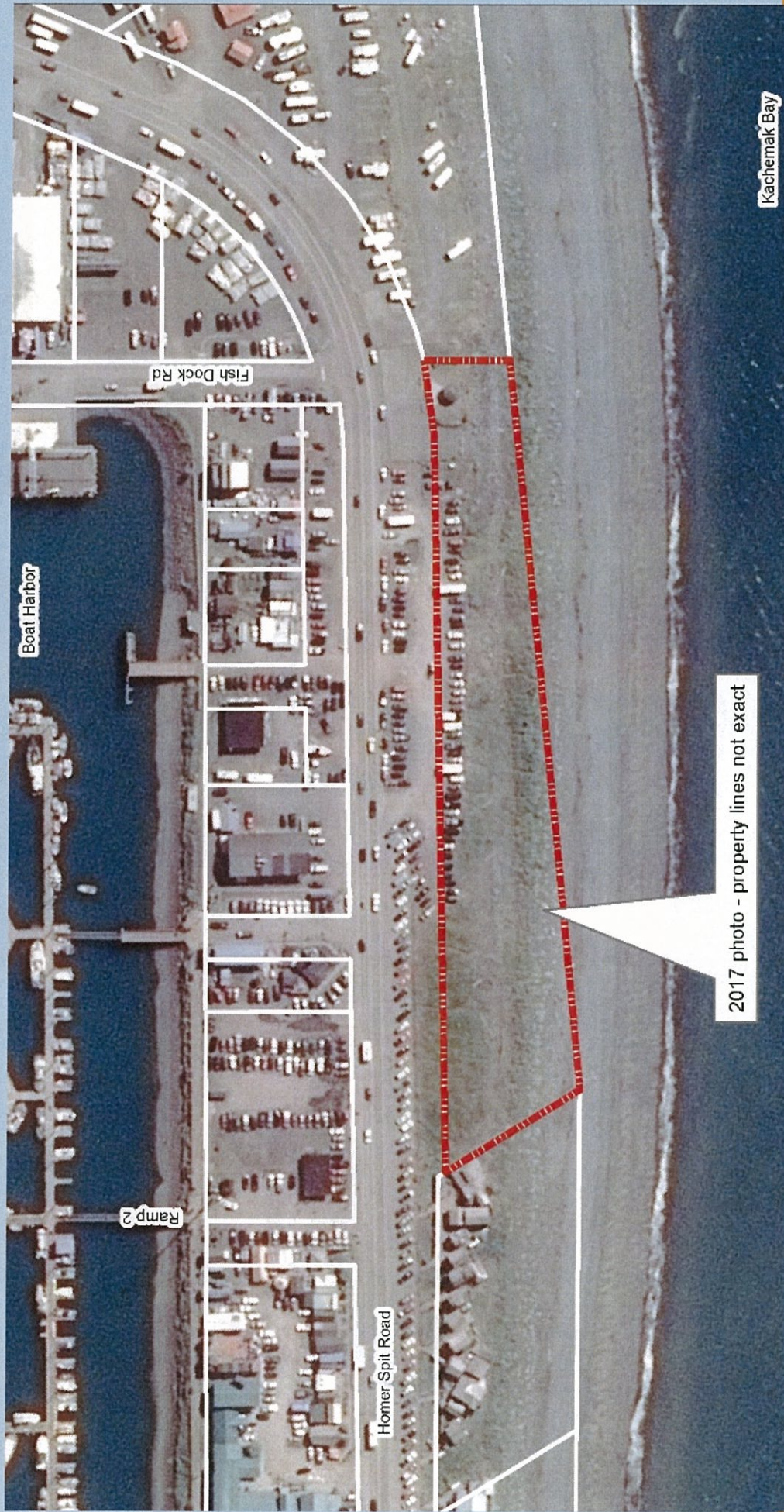


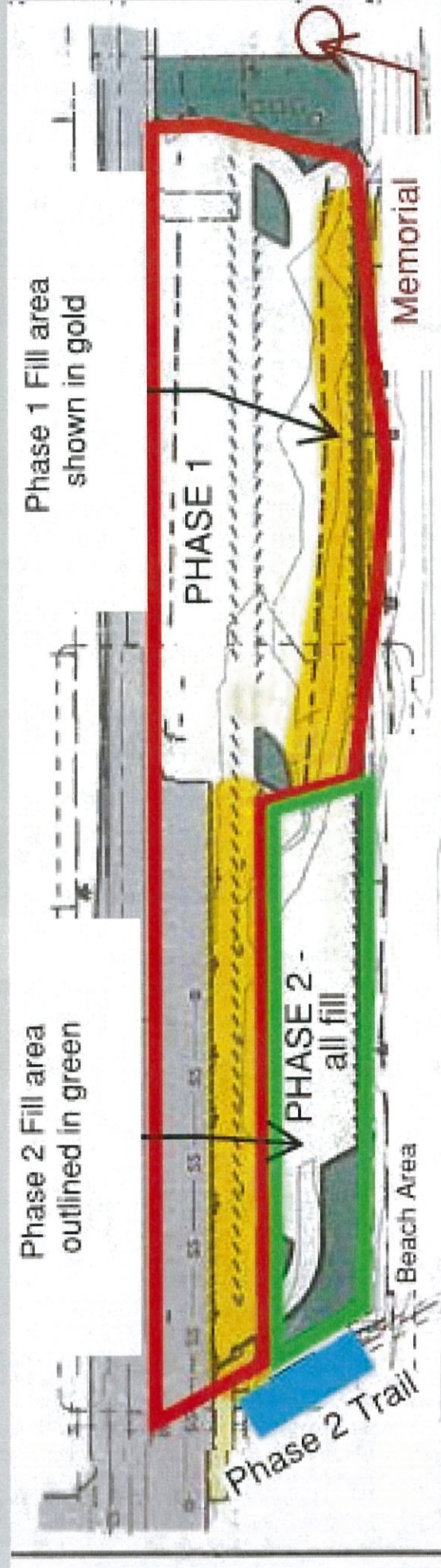
Public parking East of the boardwalk and Seafarers parking 136 parking spaces

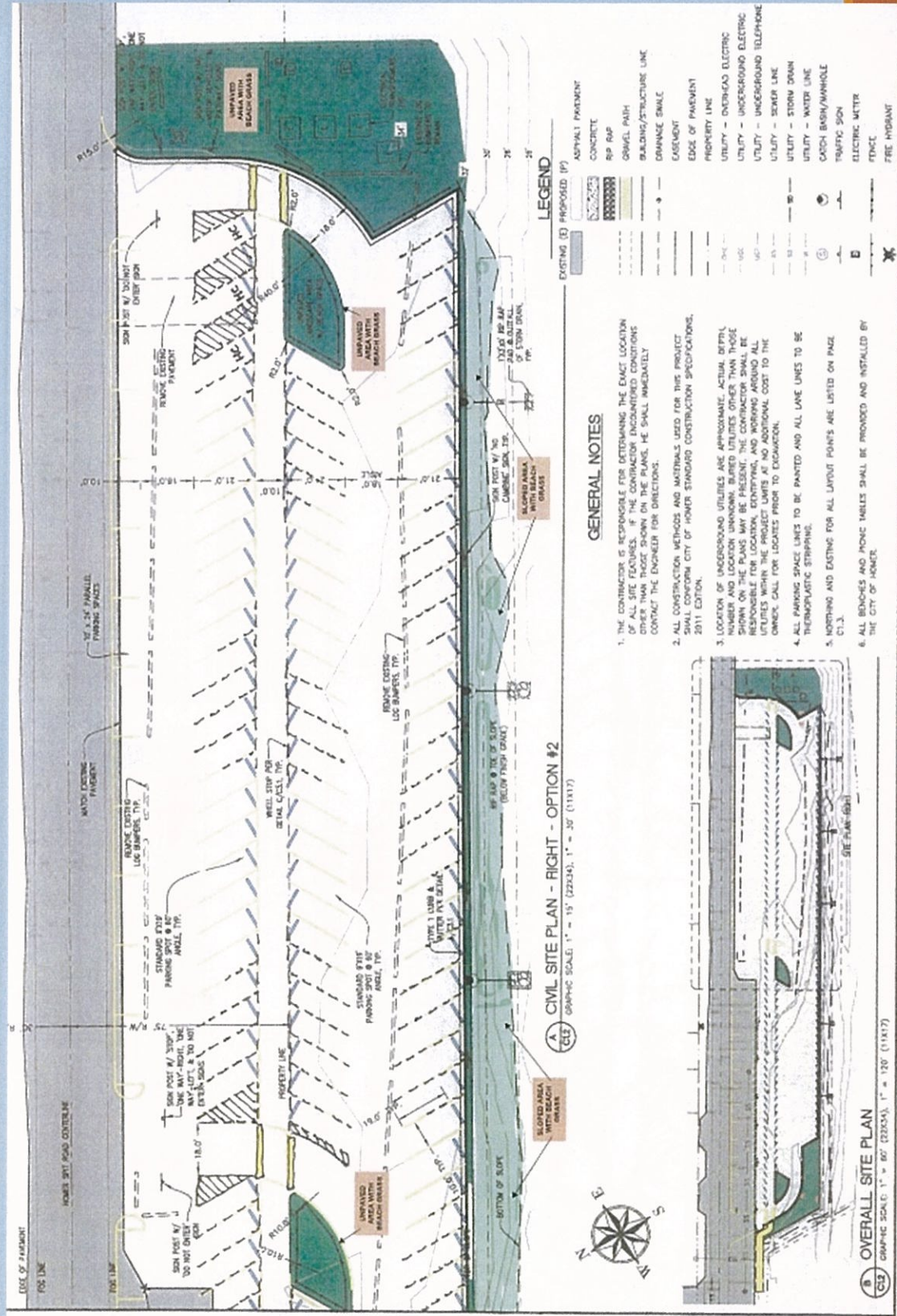


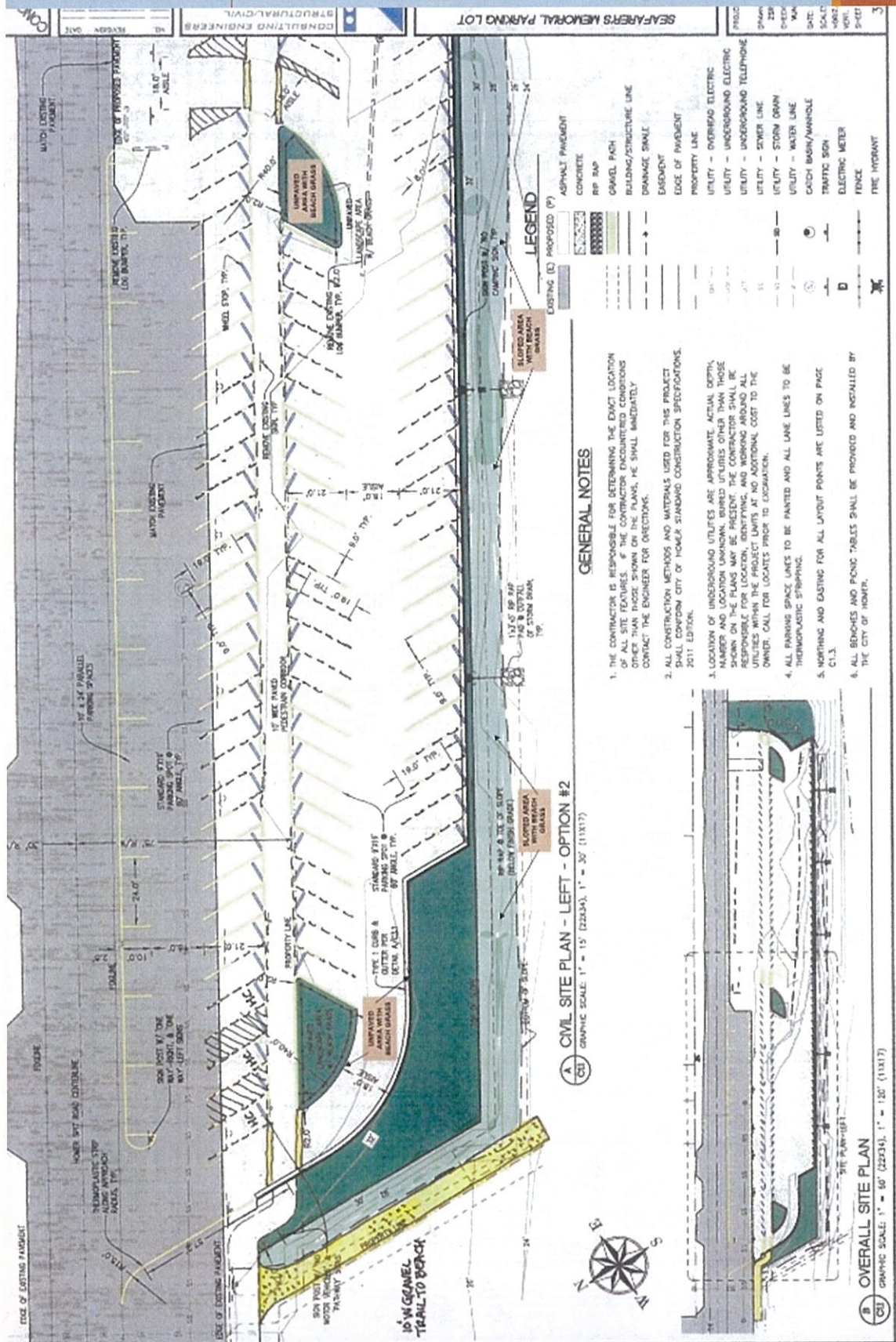
Approximately 336 total parking spaces Ramp three to Fish dock road











Homer Spit 2019



Vertical Evacuation Structures for Escaping Tsunamis



Dredged materials storage lot West of Freight Dock Rd



