



Homer City Hall
491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting
Wednesday, October 7, 2020 at 6:30 PM
Council Chambers via Zoom Webinar

Webinar ID: 955 9138 2352 Password: 976062

Dial 1 669 900 6833 or +1 253 215 8782 or Toll Free 877 853 5247 or 888 788 0099

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

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.

- A. Minutes of the September 2, 2020 Planning Commission Regular Meeting **p. 3**
- B. Preliminary Plat Time Extension Requests:
 - 1. Stream Hill Park 2018 Replat Preliminary Plat **p. 13**
 - 2. Barnett's South Slope Sub. Quiet Creek Park Preliminary Plat **p. 17**
- C. Decisions and Findings for Conditional Use Permit 20-14 to allow a second mobile home at 541 Bonanza Avenue **p. 21**

PRESENTATIONS / VISITORS

- A. Low Impact Development Planning for the City of Homer - Project Overview from Carey Meyer, City Engineer **p. 25**

REPORTS

- A. Staff Report 20-62, City Planner's Report **p. 49**

PUBLIC HEARINGS

- A. Staff Report 20-63, Conditional Use Permit 20-15 for the reconstruction of a restaurant building at 106 W. Bunnell Avenue **p. 51**

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Report for the September 28, 2020 City Council Meeting **p. 89**

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. (3 min limit)

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, October 21, 2020 at 6:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

Session 20-12, a Regular Meeting of the Planning Commission was called to order by Chair Smith at 6:34 p.m. on September 2, 2020 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar.

PRESENT: COMMISSIONERS HIGHLAND, SMITH, DAVIS, VENUTI AND BENTZ

ABSENT: COMMISSIONERS PETSKA-RUBALCAVA AND BARNWELL (EXCUSED)

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Smith requested a motion to approve the agenda.

HIGHLAND/VENUTI – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

- A. Minutes of the August 19, 2020 Planning Commission Regular Meeting
- B. Decisions and Findings for Conditional Use Permit 20-12 for four dwellings on a lot at 3972 Bartlett Street

Chair Smith requested a motion to approve the Consent Agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

A. Staff Report 20-57, City Planner's Report

City Planner Abboud commented he was in transition from the acting city manager position so there is not much in this report. He noted the Council passed action items mentioned in Staff Report 20-57.

PUBLIC HEARING(S)

A. Staff Report 20-58, Conditional Use Permit 20-14 to allow a second mobile home at 541 Bonanza Avenue

Chair Smith introduced the item by reading of the title into the record.

City Planner Abboud noted the late laydown from Mr. Griswold and confirmed that all commissioners were able to review this information before the meeting.

Commissioners verbally and visually confirmed that they had reviewed the information.

City Planner Abboud briefly reviewed the laydown for the Commission noting the concerns on access and mobile home park. He stated that there were some valid points brought forward by Mr. Griswold, but the majority did not apply. He further stated that Mr. Griswold brought forward his typical arguments but he has not prevailed on previous attempts.

City Planner Abboud then reviewed Staff Report 20-58 for the commission. He commented on the following:

- Comprehensive Plan Goals and Objectives
- One large lot that was previously two lots, this can be subdivided and no CUP would be required
- Single family connex home was placed on the property without a zoning permit and the options available to address the matter
- Mobile Home Park requirement review and considering the connex as a mobile home
 - o Access for Fire Department
- Compliance with the existing definition of mobile home
- Use of similar structure in other areas of the city
- Discussion needed on when a shipping container is no longer a shipping container
- Requested a correction by the commission to fix the double negative shown in Finding 9, line 4, Requested the Commission to amend the sentence to remove the word “not” before contrary

Scott and Stacy Lowry, applicant and owner, provided a verbal presentation on the proposed project explaining the planning and goals that they wanted to reach by placing the converted connex on the property. They noted that the lot was purchased and prior to them purchasing the lot, the lot line had been vacated to create one larger lot. There is an older mobile home on the property that is currently rented and that tenant has resided on the property prior to them purchasing the property. They intend to use the new structure as a vacation home as they come to Homer every summer since they have family here. They stated that they have photos of the interior and would be happy to share. The Applicant explained that they had future plans to replace the existing mobile home with a new structure. The applicant further explained that they have been working with the planning staff to meet all the requirements of the city.

Chair Smith opened the Public Hearing.

Bob Shavelson, representing his sister who owns the neighboring parcel, commented on being caught off guard with no notice, stated that a connex does not meet the definition of mobile home, commented on the nomenclature issue with the streets and defining this as a mobile home park since it is not one; he believed there would be difficulties in reestablishing the lot line. Mr. Shavelson then commented that the comp plan has some conflicting items as goal number three is to encourage high quality buildings and site development and he opined that a connex was not that. Mr. Shavelson stated he was not going to raise serious objections if the intent of the applicant is to improve the appearance of the lot.

Chair Smith confirmed with the Clerk there were no further members of the public to provide testimony and closed the Public Hearing and requested questions for the City Planner.

Commissioners and City Planner Abboud discussed the following points:

- Review of the section of city code regarding the Central Business District (CBD) 20.18.020, Permitted uses and structures (ii.) One detached dwelling unit, excluding mobile homes, as an accessory building to a principal single-family dwelling on a lot; arguing that this could be used to define this project, to avoid the discussion of mobile homes
- Consideration of a connex as a nuisance
- City does not have a building code
- Confusion of the two mobile homes on one lot
- Bringing a connex into the CBD without permits, setting precedent that it is allowed, and the Commission's intent to limit or decrease the use of mobile homes in the city
- Conditional Use Permit would be after the fact but would bring the action into compliance
- Applicant has not been fined since they are actively working with the Planning Department to bringing the project into compliance.
- Defining this structure as a mobile home is incorrect since it is a connex.
- Staff would recommend or the applicants can consider the pulling the application and bringing it back under the additional dwelling, a CUP would not be required.
- Commissioner perspectives on the connex since that is what it is

- The trend to sustainable, affordable housing by using modular, pre-fab, manufactured homes and tiny homes

There were no further questions for the City Planner and Chair Smith requested questions from the Commission for the Applicant.

Commissioners and the Applicant discussed the following points:

- Basis and reasons for moving a connex into a developed neighborhood
- Sustainable housing, trend for tiny homes, a connex does present a modern appearance, placement on the far eastern edge, the foundation is permanent.
- Consideration that it is a modular home, not a connex, as it is tied into existing water and sewer and will have exterior improvements
- Can subdivide the property back again and keep the structure as a permanent dwelling
- Timeline for the improvements to be completed on the appearance of the connex
- Retrofitting a connex into a dwelling and electrical, plumbing standards since there are standards for mobile homes
- Additional questions could be presented in writing and the applicant would respond with photos and certifications to address those concerns of the Commission

Chair Smith called for additional questions for the applicant, there were none so he redirected the discussion back to the question on evaluating this as an Accessory Dwelling Unit (ADU) rather than for a CUP.

City Planner Abboud noted that it appeared there was agreement among the Commissioners that this structure is not a mobile home and as such it does not appear to be appropriate that the term mobile home park applies. He then reviewed the nuisance standard and noted that it is no longer a shipping container, there are no other standards to apply.

Further discussion ensued on the application of code, renovation of the connex so that it is no longer a shipping container, if they amend to reflect a permitted use then a CUP is not required, clarification on the number of structures on the property, the connex does not meet the definition of mobile home and where a challenge will come from the neighbor by appeal.

City Planner Abboud stated that it should be failed since they are not dealing with a mobile home or mobile home park as it did not meet the definition.

Commissioner Bentz then recognized the city code that addressed nuisance standards HCC 21.18.080 (c.) Commercial vehicles, trailers, shipping containers and other similar equipment used for transporting merchandise shall remain on the premises only as long as required for loading and unloading operations, and shall not be maintained on the premises for storage purposes unless screened from public view. She noted that in the packet there is a photo showing the interior of the connex and did not believe that it was capable of transporting merchandise and provided a description of the interior represented by the photo.

Commissioner Highland also noted that a shipping container is allowed if screened from public view as described in the same section of city code Commissioner Bentz referenced.

Commissioner Bentz additionally stated that a connex could fall under the designated permitted use of mini storage. She observed that the Commission could not show bias against a structure based on the materials used, noting the blue tarps being used on Bonanza Street as roofing materials and the applicants have undergone a level of scrutiny that the Commission does not talk about with people such as the renovated construction with fire alarms and electrical systems.

City Planner Abboud responding to the question of changing it from a mobile home, that since Homer does not have a building code, and until the city adopts building codes, a dwelling can be built out of any material. This is a dwelling and has all the features that is expected in a structure defined as such.

Chair Smith requested a motion.

VENUTI/ HIGHLAND MOVE TO ADOPT STAFF REPORT 20-58 AND APPROVE CUP 20-14 WITH FINDINGS 1-10 AND CONDITIONS 1-7

- 1. ALL DEVELOPMENT MUST BE COMPLETED BY AUGUST 1, 2021. THIS INCLUDES PAINTING, SKIRTING, PORCH CONSTRUCTION AND COMPLETE SITE DEVELOPMENT AS SHOWN ON THE SITE PLAN AND PROJECT ELEVATIONS.*
- 2. THE ZONING PERMIT AND CUP MAY ONLY BE EXTENDED BY THE PLANNING COMMISSION.*
- 3. FAILURE TO COMPLETE DEVELOPMENT BY AUGUST 1, 2021 MAY RESULT IN A ZONING VIOLATION AND FINES UNTIL THE STRUCTURE IS REMOVED OR BROUGHT INTO COMPLIANCE.*
- 4. BOTH MOBILE HOMES SHALL MEET THE REQUIREMENTS OF HCC 21.54.100*
- 5. COVERED STORAGE MEETING REQUIREMENTS OF HCC 21.54.070, NOT LESS THAN 200 CUBIC FEET OF COVERED STORAGE PER UNTI SHALL BE PROVIDED.*
- 6. PLANT OR SCREEN THE EASTERN AND SOUTHERN PROPERTY LINES WITH A FENCE OR COMBINATION EVERGREEN DECIDUOUS PLANTINGS TO PROVIDE EFFECTIVE SCREENING.*
- 7. OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030*

It was noted that there was a typographical error in the staff report numbers, it was stated that it can be corrected by the Clerk.

City Planner Abboud provided clarification that the Commission could fail the motion and the Applicant would apply for a permit under the ADU and it would be handled administratively. He stated that there are three choices for the Commission: Approve the Conditional Use Permit, Approve with more conditions or deny the permit.

The Commission and City Planner Abboud entertained a brief discussion on amending the findings to substantiate the denial of the CUP by amending the cited city code citation from Finding 1, HCC 20.18.020 (m) and replace with Finding 1 HCC 20.18.020(ii) one

detached dwelling unit, excluding mobile homes, as an accessory building to a principal single-family dwelling on a lot and that two the Commission finds that the structure in question, the shipping container was not used for transportation of merchandise and therefore HCC 21.18.080 Nuisance standards, item c, does not apply.

Chair Smith called for a roll call vote.

VOTE. NO, BENTZ, DAVIS, HIGHLAND, VENUTI, SMITH

Motion failed.

Chair Smith thanked the applicants for a very interesting topic and he wanted to make them aware that the Commission was trying to advocate for the them while addressing the concerns presented by Mr. Griswold and being applicable to city code.

Mr. Lowry responded that he was appreciative of the Commission processes and just wanted to do what was easiest for the Commission and city in regards to paperwork and permits. He had noted through the chat option that they could withdraw the permit application if that was easier but it sounds as if it is past that point. He thanked everyone for their time and discussion tonight.

City Planner Abboud clarified that the applicant can contact the planning department to proceed to the next step for their project.

B. Staff Report 20-60, Medical Zoning District

Chair Smith introduced the item by reading of the title.

City Planner Abboud provided a brief summary of the previous actions on the draft ordinance.

There is no applicant as the city is the applicant.

Chair Smith opened the public hearing and seeing no members of the audience coming forward to provide testimony he closed the public hearing and opened the floor to questions from the Commission.

There were no questions from the Commissioners for the City Planner.

Chair Smith Requested a motion.

VENUTI/ BENTZ MOVE TO ADOPT STAFF REPORT 20-60 AND FORWARD THE DRAFT ORDINANCE CREATING A MEDICAL ZONING DISTRICT TO CITY COUNCIL.

There was a brief commentary from Commissioner Highland explaining her reason that she would not be supporting this ordinance was that she did not support the sixty five foot building height.

VOTE. YES. BENTZ, DAVIS, VENUTI, SMITH

VOTE. NO. HIGHLAND

Motion carried.

PLAT CONSIDERATION

A. Staff Report 20-61, Guy Waddell Subd. No. 3 June's Addn. Lot 1-E 2020 Replat Preliminary Plat

Chair Smith introduced the item by reading of the title.

City Planner Abboud provided a summary of Staff Report 20-61.

There was no applicant or representative present.

Chair Smith opened the floor to public comment on the project. Having no one in the audience come forward to comment on this project he closed the public comment period and opened the floor to questions from the Commission.

The Commission had no questions for the City Planner.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-61 AND RECOMMEND APPROVAL OF GUY WADDELL SUBDIVISION NUMBER 3 JUNE'S ADDITION LOT 1-E 2020 REPLAT PRELIMINARY PLAT WITH COMMENTS ONE AND TWO:

1. INCLUDE PLAT NOTE STATING "PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION IF ANY. PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.
2. A CITY OF HOMER DEVELOPMENT AGREEMENT OR CONSTRUCTION AGREEMENT IS REQUIRED FOR THE INSTALLATION OF WATER AND SEWER SERVICES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Report for the August 24th City Council Meetings

COMMENTS OF THE AUDIENCE

Bob Shavelson, city resident, commented on the amount of development being done during this time of COVID 19 and did not appreciate Mr. Griswold being called out tonight as some of the tone and content was negative. He did not see any place for that . Mr. Griswold may be a thorn in the side of the city but he is a resident of the city and cares about the community.

COMMENTS OF THE STAFF

Deputy City Clerk Krause thanked the Commission for an interesting meeting, noting that she will be brushing up on city code.

City Planner Abboud commented that it was nice to be back, he found that he can do a lot of work in COVID time and he thought they may look at their worklist and maybe have a worksession in the future. He noted that Julie will be out of the office for approximately two month so it may present challenges.

COMMENTS OF THE COMMISSION

Commissioner Highland commented it was a good meeting and welcomed Rick back.

Commissioner Bentz commented on appreciated the input from the public and is a very important part of the process and that they initially had a few points of confusion with one of the applications but the public comment helps the commission. It made them go back to reread city code and really understand what the decision they were being asked to make is; interesting to read in the City Manager's Report that there is an opportunity for a NEA grant partnership. She mentioned moving forward on the transportation as a priority and to wait until they get the new census information.

Commissioner Davis commented on sharing Commissioner Highland's concern with the 65 foot building height especially as applied in the district without concern for viewshed, he voted in favor as they have worked on this for a long time but he will always side on the effect a tall building will have on someone's viewshed. He agreed that public comment is important and they can just focus on the pertinent comments that apply and ignore the non-relevant comments.

Commissioner Venuti welcomed Rick back and commented on seeing him in action as the Acting City Manager and complemented him on doing a great job. He responded to Mr. Shavelson

remarks regarding talking negatively about a anybody although he understands why an individual who has been a pain in the neck for a long time could be considered in a negative manner. His concern is the possibility of litigation from Mr. Griswold if more connex homes catches on, so we have to watch what they do because he seems to be setting policy. Mr. Venuti stated it was a good meeting and complimented Chair Smith on a great job.

Chair Smith echoed the sentiments previously expressed about public comment and hoped that his comments were not perceived as negative, that was not his desire. He appreciated Commissioner Bentz' attention to detail and providing the alternative solution for the commission and applicant tonight. He thanked Rick for his knowledge regarding these matters and providing direction for the Commission. It was a good meeting and believed that they need to ask themselves a couple of questions such as Do we want trailer parks as part of our language and do they want connex as a part of the building possibilities they will need to have some future conversations.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:45 p.m. The next Regular Meeting is scheduled for Wednesday, September 16, 2020 at 6:30 p.m. All meetings are scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska

RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: _____



City of Homer

www.cityofhomer-ak.gov

Planning

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Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

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Memorandum PL 20-12

TO: Homer Planning Commission (HPC)
THROUGH: Rick Abboud, AICP, City Planner
FROM: Travis Brown, Planning Technician
DATE: September 28, 2020
SUBJECT: Stream Hill Park 2018 Replat Preliminary Plat

The surveyor requests a two-year time extension for this preliminary plat. The plat creates four residential lots ranging from one acre to six acres, dedicates a cul-de-sac at the top of Craftsman Road, and dedicates a sixty-foot public access for a thirty-acre parcel to the west.

The Kenai Peninsula Borough (KPB) preliminary plat approval expires in November 2020.

Staff has no objection to the extension for two additional years. After the HPC makes a recommendation, the surveyor will submit the request to the KPB for their action.

Requested Action:

Recommend approval of a two-year time extension request for Stream Hill Park 2018 Replat Preliminary Plat.

Attachments:

Preliminary Plat
Surveyor time extension request

From: Stephen C. Smith <scsmith@gci.net>
Sent: Monday, September 21, 2020 12:30 PM
To: Department Planning
Subject: Stream Hill Park 2018 Replat Time Extension Request
Attachments: Stream Hill Park 2018 Replat_20190802.pdf

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

Hi Julie and Travis,

I would like to request a time extension for the Stream Hill 2018 Replat. Construction of the cul-se-sac at the upper end of Craftsman Road is scheduled to take place in the spring/early summer. The KPB plat approval expires on November 13, 2020. Please let me know if you need any additional information. Thanks.

Steve

Stephen C. Smith, P.L.S.
Geovera, LLC
PO Box 3235
Homer, AK 99603
(907) 399-4345

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY COLLECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID T10155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117.134° . TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THE 15' ADJACENT TO THE STREET ROW (CUL-DE-SAC) IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
8. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS CONTAINED WITHIN U.S. ARMY CORPS OF ENGINEERS PERMIT NO. POA 2006-219.
9. WASTEWATER DISPOSAL: TRACTS A-1 AND D-1 ARE AT LEAST 200,000 SQUARE FEET OR NOMINAL 5 ACRES IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
10. WASTEWATER DISPOSAL TRACTS J-1, J-2, J-3 AND J-4: THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER. PLANS FOR WASTEWATER DISPOSAL, THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
11. AMENDED MASTER DECLARATION AND OTHER GOVERNING DOCUMENTS RECORDED AS 2015-001644-0, STREAM HILL PARK SUBDIVISION, 309-HOMER, (AMENDING ORIGINAL DOCUMENT 2006-005066-0, STREAM HILL PARK SUBDIVISION, 309-HOMER).
12. AN EXCEPTION TO KPB 20.30.210 (LOTS-ACCESS TO STREET) FOR TRACT A-1 AND THE 30 ACRE PARCEL TO THE WEST WAS APPROVED AT THE MEETING OF NOVEMBER 13, 2018.
13. A PUBLIC RECREATION EASEMENT (HM 2010-001287-0) AFFECTS TRACT A AND TRACT D.
14. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS.

CURVE TABLE

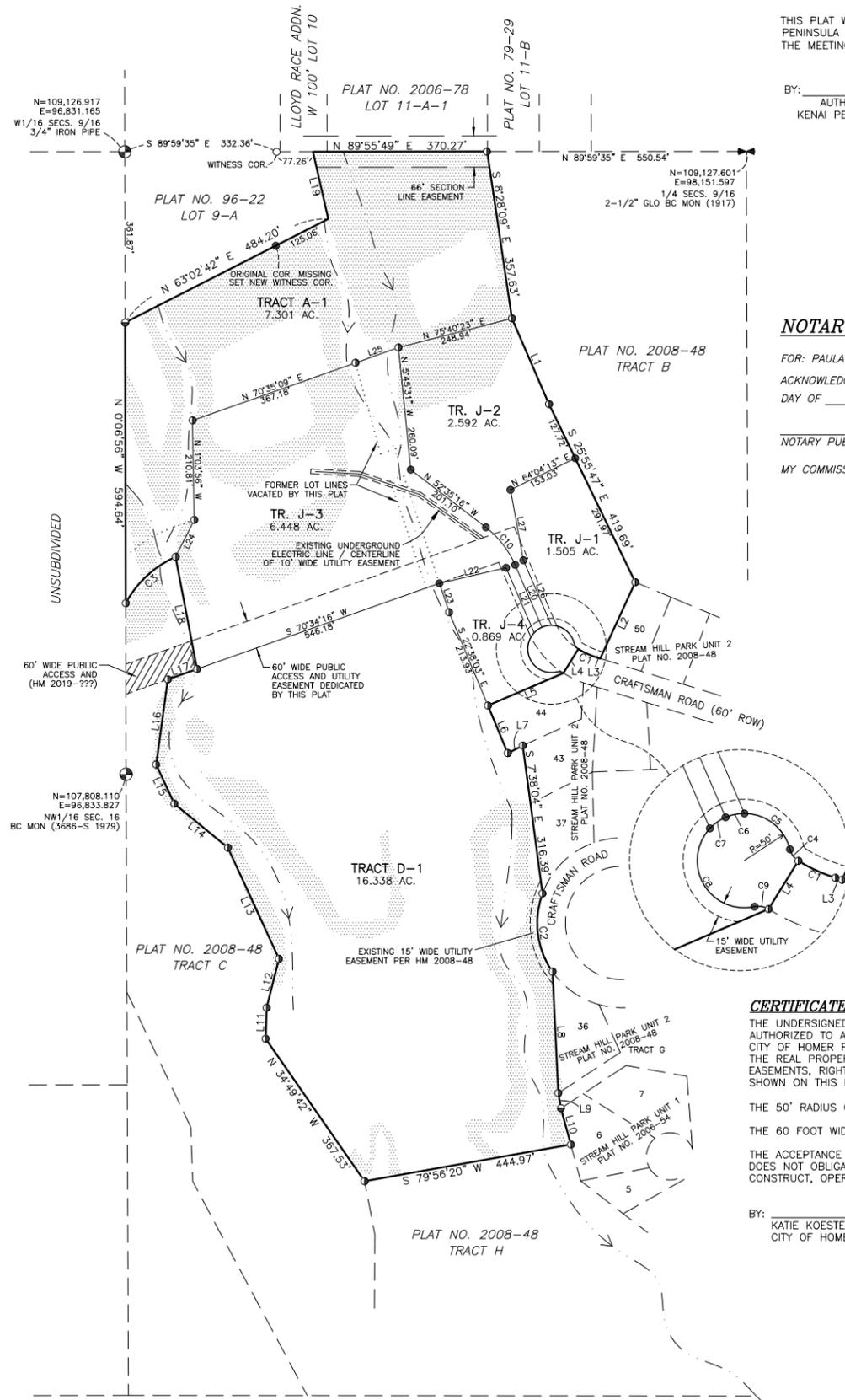
CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	14°38'00"	170'	43.42'	N 65°32'01" W	43.30'
C2	55°22'08"	180'	173.95'	S 7°16'27" E	167.26'
C3	38°18'06"	220'	147.07'	S 47°10'54" W	144.34'
C4	44°24'55"	20'	15.50'	N 36°00'33" W	15.12'
C5	75°58'10"	50'	66.30'	N 51°47'11" W	61.55'
C6	23°34'41"	50'	20.58'	S 78°26'23" W	20.43'
C7	23°34'41"	50'	20.58'	S 54°51'42" W	20.43'
C8	145°42'17"	50'	127.15'	S 29°46'48" E	95.55'
C9	44°24'55"	20'	15.50'	S 80°25'29" E	15.12'
C10	29°14'18"	200'	102.06'	N 37°58'07" W	100.96'

LEGEND

- INDICATES 1917 GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
- ⊙ INDICATES PRIMARY MONUMENT RECOVERED AS SHOWN
- INDICATES REBAR WITH 2" ALCAP (5780-S, 1996) RECOVERED THIS SURVEY
- INDICATES REBAR WITH 2" ALCAP (5780-S, 2006) RECOVERED THIS SURVEY
- ⦿ INDICATES REBAR WITH 2" ALCAP (7968-S, 2008) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2018) SET THIS SURVEY
- INDICATES EXISTING DRAINAGE PATTERN

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 23°25'48" E	197.66'
L2	S 24°48'09" W	178.09'
L3	N 72°51'01" W	7.32'
L4	S 31°46'59" W	60.00'
L5	S 66°48'02" W	174.50'
L6	S 22°35'48" E	109.47'
L7	N 62°49'47" E	35.79'
L8	S 2°45'09" E	257.03'
L9	S 9°39'16" E	32.89'
L10	S 15°16'19" E	79.42'
L11	N 1°34'11" E	65.60'
L12	N 14°11'37" E	107.28'
L13	N 24°45'53" W	259.11'
L14	N 50°41'26" W	147.32'
L15	N 24°52'16" W	91.16'
L16	N 74°7'50" E	182.31'
L17	N 70°34'18" E	65.69'
L18	N 10°50'51" W	241.94'
L19	N 12°55'47" W	146.15'
L20	N 23°20'58" W	143.80'
L21	N 23°20'58" W	150.00'
L22	S 76°55'55" W	145.48'
L23	S 18°40'58" E	64.99'
L24	N 28°54'14" E	87.68'
L25	N 70°24'37" E	97.12'
L26	N 23°20'58" W	150.00'
L27	N 10°26'10" W	151.73'



PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE: _____



NOTARY'S ACKNOWLEDGMENT

FOR: PAULA J. CULLENBERG AND PETER J. CRIMP
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2019.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PAULA J. CULLENBERG
6743 E. 140TH AVENUE
ANCHORAGE, AK 99516
TRACT J

PETER M. CRIMP
6743 E. 140TH AVENUE
ANCHORAGE, AK 99516
TRACT J

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT THE STREAM HILL PARK HOMEOWNERS ASSOCIATION, AN ALASKA CORPORATION, IS THE OWNER OF TRACT A AND TRACT D SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF THE CORPORATION I HEREBY ADOPT THIS PLAN 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.

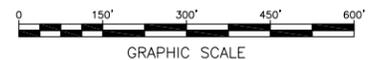
ERIK NIEBUHR, PRESIDENT
STREAM HILL PARK HOMEOWNERS ASSOCIATION
APPROVED PER AS 34.08.200
PO BOX 3032 HOMER, ALASKA 99603
TRACT A AND TRACT D

NOTARY'S ACKNOWLEDGMENT

FOR: _____
STREAM HILL PARK HOMEOWNERS ASSOCIATION
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2019.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE 50' RADIUS CRAFTSMAN ROAD CUL-DE-SAC DEDICATION.

THE 60 FOOT WIDE PUBLIC ACCESS AND UTILITY EASEMENT.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSE DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____
KATIE KOESTER, CITY MANAGER
CITY OF HOMER, ALASKA



HOMER RECORDING DISTRICT KPB FILE No. 2018-129

STREAM HILL PARK 2018 REPLAT

THE REPLAT OF TRACTS A, D AND J
STREAM HILL PARK UNIT 2
AS SHOWN ON PLAT No. 2008-48 HRD
LOCATED WITHIN THE E1/2 NW1/4, SEC 16,
T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA
BOROUGH, CITY OF HOMER, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 35.235 ACRES

OWNERS:
PAULA J. CULLENBERG AND PETER M. CRIMP (TRACT J)
6743 E. 140TH AVENUE ANCHORAGE, AK 99516

STREAM HILL PARK HOMEOWNERS ASSOCIATION
APPROVED PER AS 34.08.200 (TRACT A AND TRACT D)
PO BOX 3032 HOMER, ALASKA 99603

GEOVERA, LLC
PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS	DATE: APRIL 2019	SCALE: 1" = 150'
CHK BY: SCS	JOB #18-22	SHEET 1 OF 1



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

Memorandum PL 20-11

TO: Homer Planning Commission (HPC)
THROUGH: Rick Abboud, AICP, City Planner
FROM: Travis Brown, Planning Technician
DATE: September 28, 2020
SUBJECT: Barnett's South Slope Sub. Quiet Creek Park Preliminary Plat

The surveyor requests a two-year time extension for this preliminary plat to allow time for the third and final phase of construction of the subdivision improvements. Located near the High School, this plat creates 60+ lots and dedicates Nelson Avenue, Owen Court, Lesa Lane, and Siri Court.

The preliminary plat received approval from the Kenai Peninsula Borough (KPB) in June 2018 and it expires in November 2020.

Staff has no objection to the extension for two additional years. After the HPC makes a recommendation, the surveyor will submit the request to the KPB for their action.

Requested Action:

Recommend approval of a two-year time extension request for Barnett's South Slope Sub. Quiet Creek Park Preliminary Plat.

Attachments:

KPB Time Extension Request Form
Preliminary Plat

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

Name of Subdivision: Barnett's South Slope Subdivision Quiet Creek Park

Location of Subdivision: Homer

KPB Number: 2014-016

Date of Planning Commission Approval(s)

06/11/2018 _____

Reason for time extension request.

Phase 2 of this plat is being finalized this fall. Construction of the improvements is almost

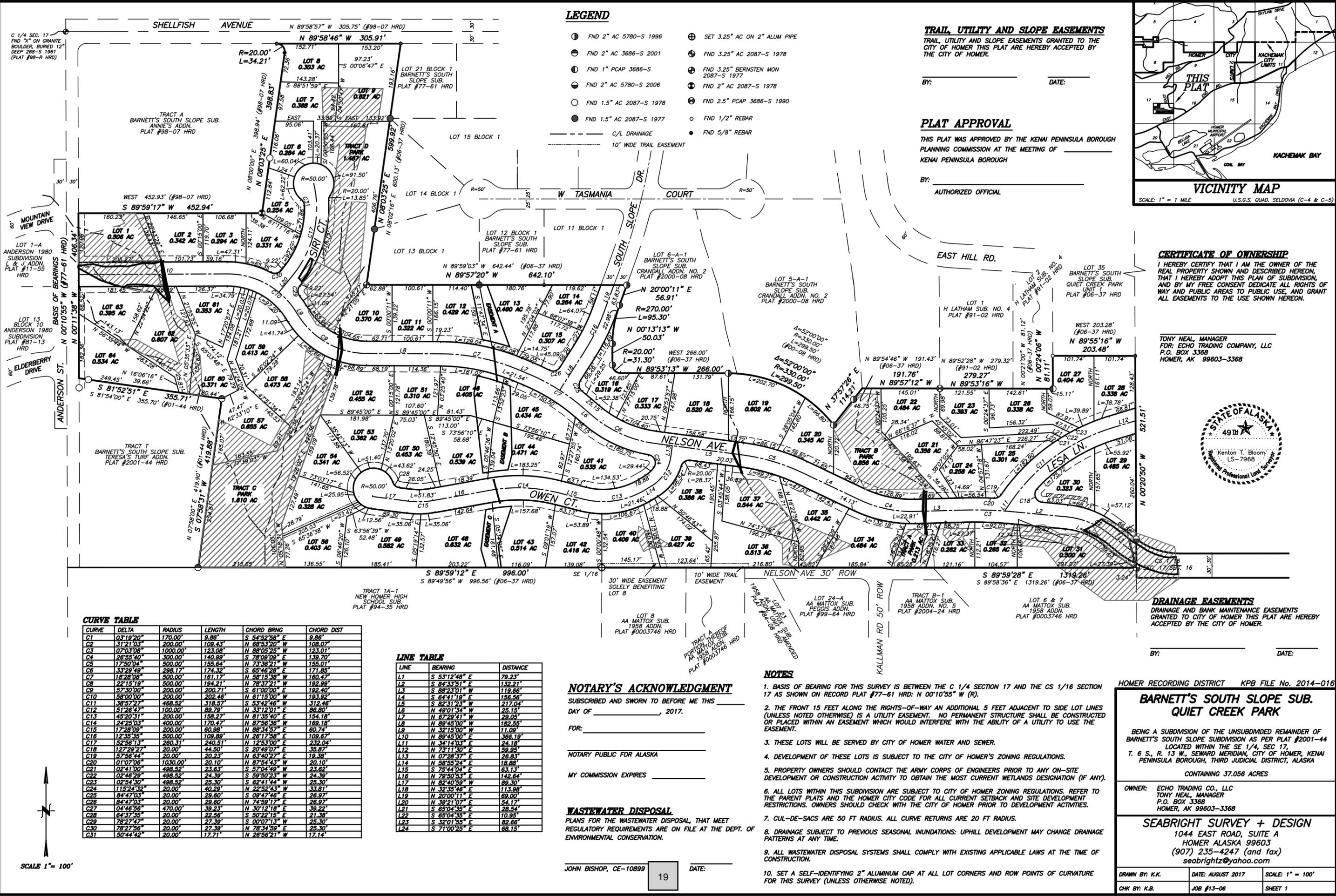
complete. Construction of the third and final phase of this plat is scheduled to take place

in 2021. A two year extension would give enough time to extend approval through next

year's construction season

Date: 9/24/2020

Signature of Surveyor/Property Owner: *Steph C. Smith*



C 1/4 SEC. 17
FND 2" CW GRANITE
BOULDER, BURIED 12"
DEEP 268-S 1961
(PLAT #98-R HRD)

LOT 1-A
ANDERSON 1980
SUBDIVISION
& V. ADDN.
PLAT #11-55
HRD

LOT 13
ANDERSON 1980
SUBDIVISION
PLAT #81-13
HRD

SCALE 1" = 100'

LEGEND

- FND 2" AC 5780-S 1996
- FND 2" AC 3686-S 2001
- FND 1" PCAP 3686-S
- FND 2" AC 5780-S 2006
- FND 1.5" AC 2087-S 1978
- FND 1.5" AC 2087-S 1977
- FND 1.5" AC 2087-S 1978
- FND 1.5" AC 2087-S 1977
- ⊕ SET 3.25" AC ON 2" ALUM PIPE
- ⊕ FND 3.25" AC 2087-S 1978
- ⊕ FND 3.25" BERNSTEIN MON 2087-S 1977
- ⊕ FND 2" AC 2087-S 1978
- ⊕ FND 2.5" PCAP 3686-S 1990
- FND 1/2" REBAR
- FND 5/8" REBAR
- C/L DRAINAGE
- 10' WIDE TRAIL EASEMENT

TRAIL, UTILITY AND SLOPE EASEMENTS

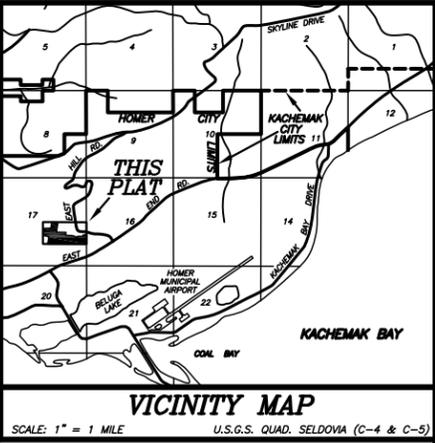
TRAIL, UTILITY AND SLOPE EASEMENTS GRANTED TO THE CITY OF HOMER THIS PLAT ARE HEREBY ACCEPTED BY THE CITY OF HOMER.

BY: _____ DATE: _____

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT I HEREBY ADOPT THIS PLAN 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.

TONY NEAL, MANAGER
FOR: ECHO TRADING COMPANY, LLC
P.O. BOX 3368
HOMER, AK 99603-3368



DRAINAGE EASEMENTS

DRAINAGE AND BANK MAINTENANCE EASEMENTS GRANTED TO CITY OF HOMER THIS PLAT ARE HEREBY ACCEPTED BY THE CITY OF HOMER.

BY: _____ DATE: _____

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	03°19'20"	170.00'	9.88'	S 54°32'58" E	9.88'
C2	31°21'03"	200.00'	109.43'	N 69°53'20" W	109.07'
C3	07°03'08"	1000.00'	123.08'	N 88°05'25" W	123.01'
C4	26°55'40"	300.00'	140.99'	S 78°09'09" E	139.70'
C5	17°50'04"	500.00'	155.64'	N 73°36'21" W	155.01'
C6	33°28'48"	288.17'	174.32'	S 56°46'28" E	171.85'
C7	18°28'08"	500.00'	161.17'	N 58°15'39" W	160.47'
C8	22°15'19"	500.00'	184.21'	N 78°37'21" W	182.99'
C9	57°30'00"	200.00'	200.71'	S 61°00'00" E	192.40'
C10	58°00'00"	200.00'	200.48'	N 61°15'00" W	193.92'
C11	38°57'47"	488.52'	318.57'	S 43°42'46" W	312.04'
C12	51°26'47"	100.00'	89.79'	N 33°12'01" E	88.80'
C13	45°20'31"	200.00'	158.27'	N 61°35'40" E	154.18'
C14	24°25'03"	400.00'	170.47'	N 87°56'36" W	169.18'
C15	17°28'09"	200.00'	60.98'	N 88°34'57" E	60.74'
C16	12°35'35"	500.00'	109.89'	N 26°17'58" E	109.67'
C17	32°56'13"	260.31'	240.51'	N 12°53'00" E	232.04'
C18	127°29'22"	44.50'	44.50'	S 20°49'07" E	35.87'
C19	67°56'44"	20.00'	20.23'	N 63°40'27" E	19.39'
C20	01°07'06"	1030.00'	20.10'	N 87°54'43" W	20.10'
C21	02°41'00"	498.52'	23.63'	S 57°04'49" W	23.62'
C22	02°46'29"	498.52'	24.39'	S 59°50'23" W	24.39'
C23	02°54'30"	498.52'	25.30'	S 62°41'44" W	25.30'
C24	115°24'32"	20.00'	40.29'	N 22°52'43" W	33.81'
C25	84°47'03"	20.00'	29.80'	S 09°47'46" E	26.97'
C26	84°47'03"	20.00'	29.80'	N 74°59'17" E	26.97'
C27	04°46'56"	470.00'	39.23'	N 30°12'16" E	39.23'
C28	64°37'35"	20.00'	22.56'	S 20°22'16" E	21.39'
C29	78°27'47"	20.00'	27.39'	S 00°07'13" W	25.30'
C30	78°27'56"	20.00'	27.39'	N 78°34'59" E	25.30'
C31	50°44'42"	20.00'	17.71'	N 26°56'21" W	17.14'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°12'48" E	79.23'
L2	S 84°33'51" E	132.21'
L3	S 88°23'01" W	119.66'
L4	S 84°41'19" E	158.56'
L5	S 82°31'23" W	217.04'
L6	N 89°01'54" W	25.15'
L7	N 67°29'41" W	29.05'
L8	N 89°45'00" W	182.55'
L9	N 32°15'00" W	11.09'
L10	N 89°45'00" E	368.19'
L11	N 34°14'03" E	24.18'
L12	N 73°11'30" E	59.99'
L13	N 07°28'57" E	28.54'
L14	N 58°55'24" E	18.89'
L15	S 75°44'04" E	63.13'
L16	N 79°50'53" E	142.64'
L17	N 82°40'59" W	89.30'
L18	N 32°35'46" E	113.98'
L19	N 20°00'11" E	69.00'
L20	N 39°21'07" E	54.17'
L21	S 65°04'35" E	10.95'
L22	S 65°04'35" E	10.95'
L23	S 32°01'55" E	82.66'
L24	S 71°00'25" E	68.15'

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS DAY OF _____, 2017.

FOR: _____

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

WASTEWATER DISPOSAL

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

JOHN BISHOP, CE-10899 DATE: _____

NOTES

- BASIS OF BEARING FOR THIS SURVEY IS BETWEEN THE C 1/4 SECTION 17 AND THE CS 1/16 SECTION 17 AS SHOWN ON RECORD PLAT #77-61 HRD: N 00°10'55" W (R).
- THE FRONT 15 FEET ALONG THE RIGHTS-OF-WAY AN ADDITIONAL 5 FEET ADJACENT TO SIDE LOT LINES (UNLESS NOTED OTHERWISE) IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
- THESE LOTS WILL BE SERVED BY CITY OF HOMER WATER AND SEWER.
- DEVELOPMENT OF THESE LOTS IS SUBJECT TO THE CITY OF HOMER'S ZONING REGULATIONS.
- PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE PARENT PLATS AND THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
- CUL-DE-SACS ARE 50 FT RADIUS. ALL CURVE RETURNS ARE 20 FT RADIUS.
- DRAINAGE SUBJECT TO PREVIOUS SEASONAL INUNDATIONS: UPHILL DEVELOPMENT MAY CHANGE DRAINAGE PATTERNS AT ANY TIME.
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
- SET A SELF-IDENTIFYING 2" ALUMINUM CAP AT ALL LOT CORNERS AND ROW POINTS OF CURVATURE FOR THIS SURVEY (UNLESS OTHERWISE NOTED).

HOMER RECORDING DISTRICT KPB FILE No. 2014-016

BARNETT'S SOUTH SLOPE SUB. QUIET CREEK PARK

BEING A SUBDIVISION OF THE UNSUBDIVIDED REMAINDER OF BARNETT'S SOUTH SLOPE SUBDIVISION AS PER PLAT #2001-44 LOCATED WITHIN THE SE 1/4, SEC. 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 37.056 ACRES

OWNER: ECHO TRADING CO., LLC
TONY NEAL, MANAGER
P.O. BOX 3368
HOMER, AK 99603-3368

SEABRIGHT SURVEY + DESIGN
1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
(907) 235-4247 (and fax)
seabrightz@yahoo.com

DRAWN BY: K.K. DATE: AUGUST 2017 SCALE: 1" = 100'
CHK BY: K.B. JOB #13-06 SHEET 1



HOMER ADVISORY PLANNING COMMISSION

September 2, 2020

RE: Conditional Use Permit (CUP) 20-14
Address: 541 Bonanza Ave
Legal: LEGAL T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0930033
GLACIER VIEW SUB NO 23 BLOCKS 8 9 & 10 LOT 24A

DECISION

Introduction: Scott and Stacy Lowry (the “Applicants”) applied to the Homer Advisory Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code HCC 21.18.030(c) for “mobile home parks” at 541 Bonanza Avenue.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on September 2, 2020. Notice of the public hearing was published in the local newspaper and sent to 40 property owners of 50 parcels.

The Commission hereby denies the request for Conditional Use Permit 20-14. Five Commissioners were present and voted unanimously to deny the proposal.

Background and Facts:

Evidence Presented: City Planner Abboud confirmed that the Commissioners had time to read the laydown presented by Frank Griswold in opposition to the proposal. The Applicants reviewed their plan to add an additional dwelling to the site to be used as a vacation home.

Public Testimony: Bob Shavelson, representing his sister with a nearby property interest, was concerned that the connex shipping container refurbished into a dwelling does not meet the definition of mobile home and that it conflicts with the goal of encouraging high quality buildings and site development found in the comprehensive plan.

Written Testimony: Frank Griswold provided a written comment in opposition that was provided to the Commission prior to the meeting.

Discussion: A discussion regarding the status of the use of a repurposed Connex container for a dwelling ensued. The Commissioners determined that the proposed second structure was not a mobile home. The Commission also noted that the structure was not used for the transportation of merchandise, so it did not constitute equipment used for the transporting of merchandise as described in HCC 21.18.080 (c).

Findings of Fact: After careful review of the record and consideration of the testimony presented at the hearing, the Commission determined that Conditional Use Permit 20-14 does not satisfy the review criteria under HCC 21.71.030 and thus denies the conditional use.

Pursuant to HCC 21.71.030 and HCC 21.71.040, a conditional use must satisfy the following criteria:

- a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district.
- b. The proposed use(s) and structure(s) are compatible with the purpose of the zoning district in which the lot is located.
- 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.
- d. The proposal is compatible with 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.
- 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.
- g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or 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.

- i. The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan.
- j. The proposal will comply with all applicable provisions of the Community Design Manual.

Based on the finding(s) below the proposed conditional use fails to satisfy all the criteria identified in HCC 21.71.030. The Commission hereby denies Conditional Use Permit 20-14 the following finding(s).

Finding 1: The converted dwelling was not designed to meet the standards for a manufactured home (mobile home) determined by the U. S. Department of Housing and Urban Development and does not constitute a mobile home.

Finding 2: “Mobile Home Park” is not applicable code in consideration of the proposed structure.

Conclusion

Based on the foregoing findings of fact and law, Conditional Use Permit 20-14 is hereby denied.

Date Chair, Scott Smith

Date City Planner, Rick Abboud, AICP

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 _____, 2020. 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

Scott & Stacy Lowry
907 Daly Road
Ojai, CA 9323

Michael Gatti
JDO Law
3000 A Street, Suite 300
Anchorage, AK 99503

Rob Dumouchel, City Manager
491 E Pioneer Avenue
Homer, AK 99603

- Rain Gardens:** A rain garden is a shallow, vegetated depression in the ground that often looks a lot like a regular flower garden. The idea is that water can be held in the rain garden until it evaporates or infiltrates into the ground.



New RAIN GARDEN - site drainage directed to garden to slow peak storm water and filter sediments

- Detention Basins:** A retention basin is basically a miniature pond where water can temporarily collect to allow contaminants to settle out.



New Storm Water DETENTION BASIN - site runoff directed to basin - peak runoff from the site reduced to pre-construction levels

- Land Conservation:** Designated natural spaces around the city are left undeveloped, allowing for filtering, infiltration and retention of storm water runoff.

Aside from the environmental benefits of LID infrastructure, there are also large economic benefits. LID infrastructure is vastly cheaper to build and maintain than traditional storm water drainage systems. According to a study by Kinney Engineering, for the City of Homer, the City stands to save over \$20,000,000 over time by adopting LID infrastructure as opposed to

traditional infrastructure. That's almost half of what would be spent on storm water drainage systems. Not only does LID infrastructure save Kachemak Bay from pollution, it also saves the City of Homer an enormous amount of money

*For more information about LID storm water drainage systems, contact Carey Meyer:
cmeyer@ci.homer.ak.us*

SUMMARY REPORT

Low-Impact Development (LID) Planning for the City of Homer

June 1, 2020

Prepared For:



By:



Anchorage, Alaska 99503

907-346-2373

AECL 1102

This project has been funded wholly or in part by the United States EPA under assistance agreement number 00J84604 to the Department of Environmental Conservation through the Alaska Clean Water Actions (ACWA) program. The contents of this document do not necessarily reflect the views and policies of the EPA, nor does the EPA endorse trade names or recommend the use of commercial product mentioned in this document.



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Executive Summary

This document provides a planning level review of the potential benefits of integrating green infrastructure or Low-Impact Development (LID) controls into future City of Homer stormwater drainage master plans.

Low-Impact Development includes a variety of controls or practices that mimic natural drainage processes to manage stormwater on the individual lot level. These LID controls typically retain rain water on-site where it can infiltrate into the ground rather than allowing runoff to enter directly into storm drains which could potentially contribute to flooding and pollution problems.

Historically, as cities and their surrounding areas grow in population and urbanize, a corresponding increase in pollutants are found at storm drain outfalls. City storm drain systems developed under traditional scenarios must often correct these issues by the addition of oil-grit separators, detention systems, and/or sedimentation basins to remove the sediments that convey the pollutants. These systems are typically more expensive and less effective at cleaning water than LID controls.

The rough order-of-magnitude estimates developed for this study indicate that there would be a positive economic benefit to the City of Homer should LID practices be incorporated into future stormwater drainage master plans. LID is not only environmentally friendly; it can often save public taxpayer dollars in the long run compared to the more traditional development of storm drain infrastructure.





Introduction

The City of Homer was awarded an Alaska Clean Water Action (ACWA) Grant by the Alaska Department of Environmental Conservation (ADEC) to study the benefits of integrating green infrastructure referred to in this report as Low-Impact Development (LID) techniques into a stormwater drainage master plan. Low-Impact Development capitalizes on the natural process of water filtration, retention and dispersal in order to control stormwater runoff in an environmentally friendly manner. Low-Impact Development practices include bioswales, bio-retention basins, permeable pavements and rain gardens.

LID techniques can reduce peak flows, thus reducing the size and cost of traditional storm drain systems and the cost of water quality treatment controls.

This project is an initial step for the City of Homer toward stewardship planning and pollution prevention regarding the area's valuable receiving waters. As community growth and development is expected to increase in Homer, implementing a plan that safeguards the area's valuable waterways has become an increasingly important issue.

This summary report covers the first three ADEC Grant project tasks summarized below:

- **Task 1 – Basin Delineation.** This task identifies the major watershed drainage basins in or adjacent to the City of Homer.
- **Task 2 – Estimate Future Runoff Volumes.** This task estimates the future runoff volumes per drainage basin for a scenario in which all properties within the drainage basins are fully developed according to their existing land use zoning.
- **Task 3 – Low Impact Development.** This task estimates the cost to implement a storm drain system with LID, then compares it to the cost of the traditional development storm drain system from Task 2. A green infrastructure demonstration project will also be constructed at the new police department as part of this task.





Task 1 - Basin Delineation

To measure the extent of Homer's stormwater infrastructure needs, the first requirement is to define and delineate drainage basins in the area. This is accomplished using techniques within a Geographic Information System (GIS) where individual basins are identified by hydro-analysis of a digital elevation model (DEM) of the Homer area. Elevation and slope characteristics determine stream locations and associated outlets, thus refining the delineation of individual basins. Basins partially or wholly outside city limits have also been delineated but only those portions that directly contribute to runoff volume within the City will be evaluated for this project. The Homer Spit was not included in this basin delineation effort because the flat topography produces numerous small basins that have low runoff to salt water.

Additional refinement of the basins was performed to aggregate smaller basins around defined USGS stream flow lines which represent the historical flow paths and low point of the basins. This aggregation work step simplified the basins for this planning level analysis. Typically as an area urbanizes, these stream flow lines become the location where storm drain mainlines are installed. Each basin's perimeter was also evaluated relative to the location of existing storm drain systems and culverts to make sure there were no overlap between these two features as a quality control step to properly define the basin areas.

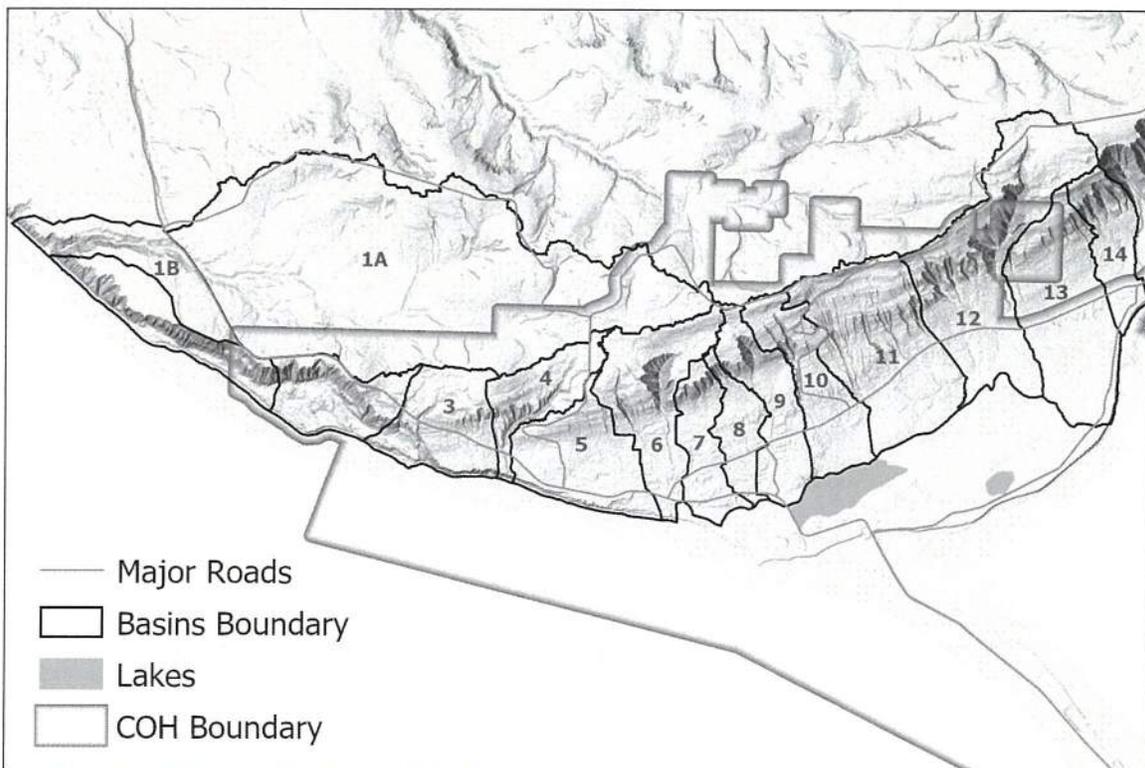


Figure 1 - City of Homer Drainage Basins





Table 1 below summarizes the basin areas developed for this planning study.

Table 1 - City of Homer Drainage Basin Areas

Basin	1A	1B	2	3	4	5	6	7	8	9	10	11	12	13	14
Area (Acres)	3,483	436	402	483	329	560	616	307	229	422	475	930	1,145	827	320

Task 2 - Estimate Future Runoff Volumes

Natural Resources Conservation Service (NRCS) TR-55 hydrology methods were used to develop runoff volumes and peak flow rates for each basin defined in Task 1. We examined a future scenario where the feasibly developable properties within the City of Homer are fully developed according to their existing land use zoning. The NRCS TR-55 hydrology method requires data to define each basin by its runoff curve number, time of concentration, and drainage channel reaches.

Appendix A contains summary tables that show the data used and calculated for each basin. The sections below describe the general concepts and methods used to collect and calculate the basin characteristics. The runoff volume and flow rate results will be used to estimate the costs to convey and treat stormwater both with and without LID for each basin.

A. Impermeable Surfaces

Impervious surfaces are ground surfaces that are impenetrable to water. In urban and semi-urban areas, impermeable surfaces such as roads, parking lots, sidewalks and roofs prevent storm-water from being absorbed into the ground - as would naturally occur in an undeveloped setting. This results in faster runoff and higher peak runoff rates. For this project we calculated the area of existing impervious surfaces per drainage basin to establish a baseline for future studies and to verify that the future development planning scenario used a higher impervious percentage than the existing condition.

To determine which parts of the existing ground are pervious and impervious, we used a color infrared imagery dataset (CIR) produced for the City of Homer by GeoNorth Information Systems using 2017 satellite Worldview imagery. The CIR imagery was the primary image dataset used in conjunction with a 16-bit true color image dataset derived from the Worldview satellite image which gave more depth in color to check classifications, e.g. pervious beach gravel versus impervious road pavement.

Five pixel classes were defined from the satellite CIR image, each correlating to varying saturation of land types by water and reflecting light. From the five pixel classes one class was identified and designated to represent impervious surfaces. This pixel class was analyzed in GIS to quantify all impervious areas within each drainage basin.



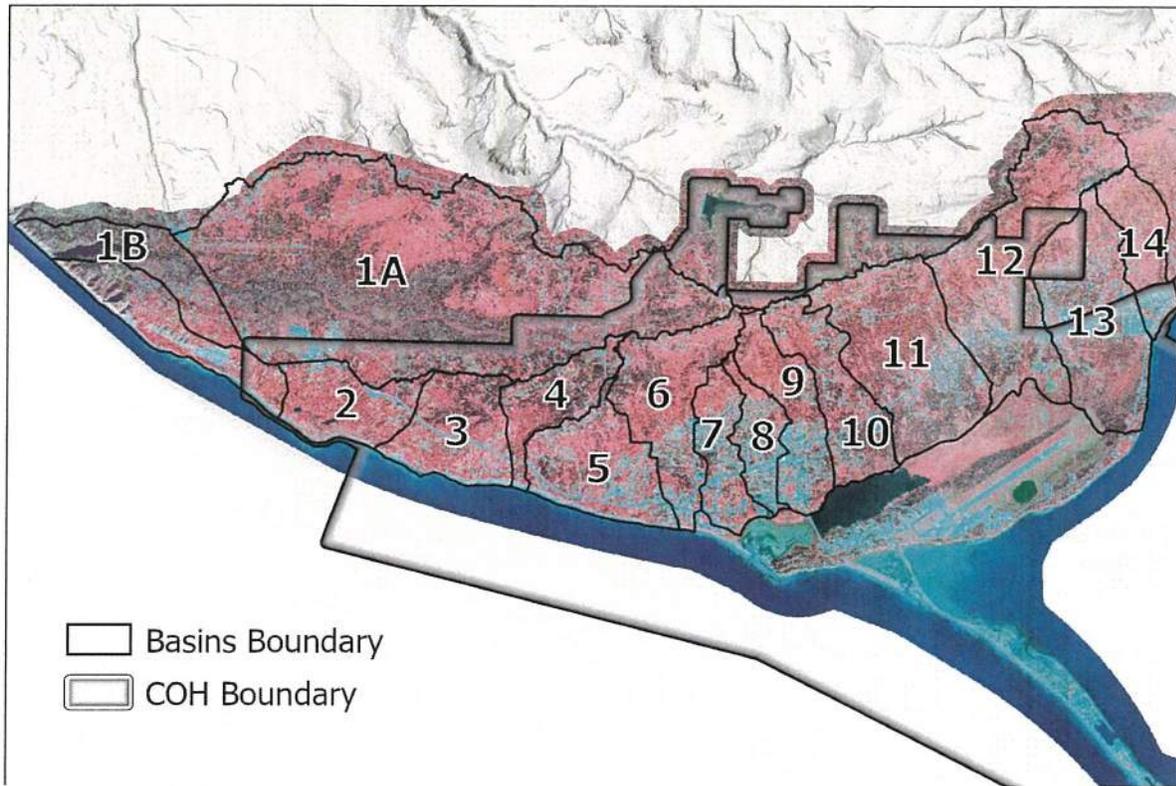


Figure 2 - Existing Impervious Surfaces

The infrared imagery above shows the contrast between impermeable and permeable surfaces in and around Homer. Red represents the vegetation of undeveloped areas where water is able to infiltrate the ground. Blue areas represent impervious surfaces such as roads, roofs, and parking lots.

Table 2 - Existing Impervious Surfaces as Percent of Basin Area

Basin	1A	1B	2	3	4	5	6	7	8	9	10	11	12	13	14
% Impervious	4%	4%	6%	5%	6%	14%	10%	25%	29%	21%	10%	7%	5%	15%	11%

The development of this impervious surface layer sets an existing condition baseline. This impervious baseline can be used in future hydrologic studies and was used in this planning study as a tool to ensure that the future development scenario used impervious values greater than current values (as would be expected).

B. Zoning Area

The City of Homer’s land use zoning areas were used with this project to forecast the nature of future development within the City.

Zoning types that are defined by the Homer City Code (Title 21 Zoning and Planning, Division II Zoning Districts, chapter 21.12-21.34) were used to determine how undeveloped lots are zoned for future development. The Homer City Code provided information on how large buildings can





be, which helps forecast impermeable roof surface maximum values and estimate full development for each zoning type.

C. Hydrologic Soil Groups

The Natural Resources Conservation Service (NRCS) classifies their mapped soil groups based on estimates of runoff potential. There are four hydrologic soil groups A, B, C, and D. Group A soils have the highest infiltration rates, absorb the most water, typically consist of sands and gravels, and have the lowest runoff potential. Group B soils have moderately low runoff potential when wet and are well drained. Group C soils have moderately high runoff potential when wet and water flow is somewhat restricted. Group D soils have a very slow infiltration rate, absorb the least water, consist of silts and clay, and have a high runoff potential.

In the City of Homer the two primary hydrologic soil groups are Group B soils having a moderate infiltration rate and Group D soils having a very slow infiltration rate. The selection of Low Impact Development practices that rely on infiltration will be less effective in Group D soils than Group B soils although practices such as amending the soil within LID controls to increase water absorption can help.

Group B soils are generally located on the bluff face and below the bluff. Group D soils are located mainly above the bluff. Homer Spit soils are not delineated on the NRCS map, but generally consist of well graded sand with relatively high infiltration rates that would typically be classified as Group A soils.

The detailed NRCS Hydrologic Soil Map are provided in Appendix B.





D. Steep Slope Development Restriction

The project’s digital elevation model was analyzed to create a GIS layer that identifies areas within the City that have slopes greater than or equal to 30%. These steep slope areas are too steep to responsibly develop, and we have assumed that these areas would be excluded from future development and left in their natural state. A summary of the excluded areas with slopes greater than or equal to 30% by basin for each zoning type is provided in Table 3 below. This restriction lowered the composite curve numbers to achieve a more reasonable estimation of future development.

Table 3 – Steep Slope Areas Excluded from Development by Basin and Land Type

Basin Slope Areas \geq 30 %			
Basin	High density urban (acre)	Urban Residential (acre)	Rural Residential (acre)
1A	0.2	0.0	4.6
1B	0.0	0.0	0.0
2	8.2	0.0	63.0
3	0.0	0.0	67.3
4	0.0	0.0	48.5
5	8.2	2.4	14.2
6	1.4	0.5	70.3
7	1.0	0.4	22.6
8	0.2	0.2	7.9
9	0.6	0.7	37.4
10	0.1	0.3	30.0
11	0.0	0.0	82.5
12	0.0	0.0	126.0
13	0.6	0.0	13.4
14	0.0	0.0	0.5





E. Composite Runoff Curve Numbers

Composite runoff curve numbers were developed for each basin for use with the NRCS TR-55 hydrology method. A runoff curve number (CN) defines how much rainfall will be absorbed and /or runoff from a given area; values typically range from 98 to 30. The NRCS developed these values by measuring runoff from various types of land plots to develop the empirical values. High value CN's represent impervious land surfaces. For example, building roofs and paved parking lots have a CN of 98 and are completely impervious, whereas a densely vegetated wetland with storage capacity to absorb water would be closer to 30. Because there are many types of land within each basin, composite curve numbers were generated for each basin using a weighted area average.

See the tables in Appendix A for the composite CN calculations per-basin.

F. Rainfall

Estimates of rainfall for this study were obtained from point precipitation frequency estimates developed by National Oceanic and Atmospheric Administration (NOAA) as documented within their publication NOAA Atlas 14, Volume 7, Version 2. The precipitation data selected for this study is from the Homer Airport gage (Station ID 50-3665). A storm duration of 24 hours was selected, as this duration is required for use with NRCS hydrology methods of developing stormwater runoff volumes and peak flow rates. Table 4 below summarizes the rainfall depths for a range of average recurrence intervals. Appendix C – NOAA Atlas 14 Rainfall Data contains the full data set from NOAA.

Table 4 – NOAA Atlas 14 Precipitation for Homer AP Station ID 50-3665

Average Recurrence Interval (years) & Storm Duration (hours)	NOAA Atlas 14, Precipitation Depth (Inches)
1 Year - 24 hour	1.330
2 Year - 24 hour	1.630
5 Year - 24 hour	2.060
10 Year - 24 hour	2.410
25 Year - 24 hour	2.920
50 Year - 24 hour	3.340
100 Year - 24 hour	3.780

SOURCE:

https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_printpage.html?st=ak&sta=50-3665&data=depth&units=english&series=pds





G. Traditional Stormdrain Development Volume

Traditional drainage development and water management systems consist of impervious developments that drain to water-tight structures (pipes and manholes) that collect and transport storm-water away from its origin.

This system is an effective measure to cope with runoff during most storm events, but it does have water quality drawbacks. For instance, contaminants present in the urban environment are more readily transported via these hardened corridors, increasing the potential for pollutants to enter water-bodies. No treatment occurs in the pipes and manholes. Also, lack of infiltration can lead to costly erosion issues downstream from higher peak flows. One historic way to deal with the concentrated pollutants is to build structural stormwater controls such as sedimentation basins and oil grit separators that allow the sediments to settle out of the water column at the outlet of the storm drain system.

Table 5 below presents the storm water volumes, peak flow rates, and calculated storm drain diameters for traditional development. The 1 year – 24 hour volume was used for sizing of the sedimentation basins and the 10 year- 24 hour peak flow was used to size the storm drain.

Table 5 – Basin Traditional Development Volumes, Flows, and Storm Drain Main Sizes

Basin	Area (Acres)	Future Peak Volume, 1 Year-24 hour Design Storm (ft3)	Future Peak Volume, 10 Year-24 hour Design Storm (ft3)	Future Peak Flow Rate, 10 Year-24hour Design Storm (ft3 / sec)	Future No LID SD Diameter Required For 10-year-24Hr Peak Flow (Inches)
1A	3,483	285,432	4,042,757	87	36
1B	436	17,986	418,825	9	18
2	402	10,509	348,369	8	18
3	483	82,350	723,835	31	24
4	329	45,155	454,479	15	18
5	560	332,583	1,484,742	107	36
6	616	181,764	1,162,620	49	30
7	307	351,983	1,167,190	88	36
8	229	318,437	972,428	105	36
9	422	316,884	1,267,116	96	36
10	475	189,687	1,031,462	30	24
11	930	274,238	1,754,107	51	30
12	1,145	237,924	1,857,326	67	30
13	827	553,871	2,336,095	183	42
14	320	146,942	744,303	60	30





Table 6 below shows the estimated costs calculated per basin to install storm drain sized with a diameter to accommodate traditional development flows and a sedimentation basin at the system outlet.

Table 6 – Traditional Development Capital Cost Per Basin

Basin	Length of SD Main (ft)	Length of 18" Diameter Inlet Pipes (ft)	SD Main Pipe Diameter (in)	Inlet and Manhole Structure Costs	Pipe, Earthwork, and Pavement Costs	Sedimentation/ Detention Basin	Traditional Development Capital Cost Per Basin
1A	2825	1130	36	\$158,200	\$796,910	\$2,351,500	\$3,306,610
1B	100	800	18	\$10,000	\$73,600	\$148,200	\$231,800
2	400	200	18	\$28,000	\$63,400	\$86,600	\$178,000
3	400	400	24	\$10,000	\$105,000	\$678,500	\$793,500
4	300	300	18	\$9,000	\$59,100	\$372,000	\$440,100
5	5100	1800	36	\$285,600	\$1,420,100	\$2,740,000	\$4,445,700
6	5600	2500	30	\$313,600	\$1,470,600	\$1,497,500	\$3,281,700
7	11800	3000	36	\$660,800	\$3,196,000	\$2,899,800	\$6,756,600
8	16200	2800	36	\$907,200	\$4,286,200	\$2,623,400	\$7,816,800
9	1000	1900	36	\$112,000	\$397,600	\$2,610,600	\$3,120,200
10	100	1700	24	\$5,600	\$149,500	\$1,562,700	\$1,717,800
11	3900	1700	30	\$218,400	\$1,021,000	\$2,259,300	\$3,498,700
12	3900	1400	30	\$218,400	\$997,900	\$1,960,100	\$3,176,400
13	6600	1000	42	\$369,600	\$1,888,800	\$4,563,000	\$6,821,400
14	1000	200	30	\$56,000	\$243,700	\$1,210,600	\$1,510,300
Total:							\$47,095,700





Task 3: Low Impact Development

Low Impact Development takes advantage of naturally-occurring systems to treat stormwater runoff. Unlike traditional drain and pipe, LID management of stormwater begins where water hits the ground. By utilizing vegetation, soils that drain water readily, and graded depressions, runoff is slowed, filtered, and retained until it can be returned to the environment via infiltration and evaporation. A well-planned LID infrastructure system can improve local water quality, protect its aquatic ecosystems, and prevent urban flooding.

Larger private and public facilities in Homer are required to install green infrastructure to detain runoff. See the library, City Hall, Kachemak Bay College Campus (and now the police station) for example. Even though Homer does not currently have a drainage plan, there are a few LID features already present in the community, including:

A. Bio-swales

Vegetated linear depressions that slow and filter stormwater. Road side ditches can be constructed as bioswales and there are bio-swales in place on Homer area roads as well as the library.

B. Rain gardens

Shallow vegetated depressions that retain runoff until it evaporates or infiltrates back into the ground. See City Hall and Kachemak Bay College Campus for examples.

C. Retention Basins

Engineered green depressions that capture and temporarily store runoff and encourage infiltration and evaporation. Again, see City Hall and Kachemak Bay College Campus for examples.

D. Land Conservation

Natural spaces left undeveloped within and around urban areas allow for filtration and retention of storm-water runoff. The City has developed and identified these areas with the zoning district.

E. Low Impact Development Cost Estimates

The average cost to install LID infrastructure on a per project basis varies widely. Soil types and local climate can either enhance or inhibit various types of green infrastructure. For this project we have examined typical green infrastructure controls to provide an estimated cost for installation for each control and to provide recommendations for use of each control within the City of Homer.





Additional LID stormwater controls are presented below along with estimated typical costs and recommendations to consider for use of each control within the City of Homer.

Table 7 – LID Stormwater Controls

LID Control Name	Process	Comments	Typical Cost	Recommended?
Rain barrel/cistern	Storage	Small-scale runoff collectors keep water around for later re-use or slow release.	\$70 to \$250 each	Yes, if captured water is infiltrated or otherwise used on site.
Bioretention (rain gardens)	Infiltration	Exposes runoff water to plant roots for uptake, can be under-drained and still effective. Some bioretention facilities are designed to infiltrate	\$5 to \$9 per c.f.	Yes, if infiltration is incorporated into the design. Biofiltration should provide volume reduction.
Infiltration Trench	Infiltration	Must be properly engineered in adequate soils; proper maintenance essential	\$6/100 LF	Yes, in areas of Group B soils.
Permeable Pavers	Infiltration	Includes a number of paving and block methods, or simple parking on reinforced grassed surfaces.	\$10/sq. ft.	Not generally recommended unless in very low traffic area that will not be an active snow removal area or subject to heavy vehicle turning movements.
Detention/Infiltration Basin/ Wetland/pond storage	Infiltration / Evapotranspiration	Combination of standing water surface and vegetative root exposure yields volume reductions.	\$8 per c.f.	Yes, at lower elevations or where wetlands are naturally occurring. Infiltration basins should be reserved for Group B soils or constructed as detention / sedimentation basins.
Bioswales or Vegetated swales	Evapotranspiration / Conveyance	Provides water a chance to soak into the ground and be filtered as it flows.	\$0.83 per c.f. or \$3 to \$15 per sq. Ft.	Yes, though swales typically achieve limited volume reduction unless designed with check dams and developed on Group B soils
Filter strips	Infiltration/ Conveyance	Variation of vegetated swale with side slope protection.	\$2.16 per c.f.	Yes, where Group B soils are present or if it is found that an engineered soil can provide cost effective treatment.





LID cost estimates for this study were created by estimating the cost to construct and maintain LID controls. The existing LID infrastructure solutions selected for cost analysis include rain gardens, bio-swales, and bio-retention basins.

We estimated the cost to implement green infrastructure elements for several groups of zoning types on a per acre basis according to Table 8. These cost per acre values were then extrapolated to produce a potential cost-per-basin to provide each undeveloped lot with these LID controls.

Table 8 – Estimated LID Cost Per Acre by Zone Type

\$/acre	LID Control Features Assumed	Development Type - Zoning Map Classifications
\$ 6,033	Rain Gardens, Bio-retention, bio-swales	High density urban: General Commercial, Central Business District, Industrial, etc.
\$ 3,375	Rain Gardens, Rain Barrels	Urban Residential
\$ 750	Rain Gardens, Rain Barrels	Rural Residential, East End Mixed Use
\$ 0	Land Conservation	Open Space Rec, Conservation

Costs from the recent LID implementation were developed using known costs from the Homer police station LID implementation.





F. Stormwater Retention Requirement

As the population of the City of Homer and the Kenai Peninsula Borough grow to meet the definition of an “urbanized area” or “urban place” the Clean Water Act will require permitting of stormwater discharges. Typically the State will issue a General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s) on behalf of the EPA. Nationally, MS4 permits are issued with a requirement that new development or redevelopment projects retain precipitation from all rainfall events less than or equal to the 90th or 95th percentile rainfall event. For this project we examined the 90th percentile depth which is typically applied to MS4 permits in Alaska. The 90th percentile rainfall depth is a threshold depth where 90 percent of recorded runoff producing rainfalls are less than or equal to this depth. Use of the 90th percentile criterium results in retention of the majority of annual precipitation to maximize water quality benefits yet does not result in unreasonably large retention volumes requirements by using higher percentiles.

We examined 30 years of data from the Homer Airport gage (Station ID 50-3665) as shown in Appendix D. Rainfall data that were less than or equal to a tenth of an inch were removed from the data set as it typically would not produce runoff. Snowfall and hail events were also removed because runoff from these events is delayed. Table 9 below provides the rainfall depths that correspond to exceedance probability percentiles in five percent increments.

Table 9 – 1988 to 2018 Daily Rainfall Depths & Exceedance Probability Percentiles

Exceedance Probability Percentile	Rainfall Depth (inches)
0%	0.11
5%	0.11
10%	0.12
15%	0.14
20%	0.15
25%	0.16
30%	0.17
35%	0.18
40%	0.20
45%	0.21
50%	0.23
55%	0.25
60%	0.28
65%	0.31
70%	0.35
75%	0.39
80%	0.45
85%	0.50
90%	0.60
95%	0.78
100%	2.88



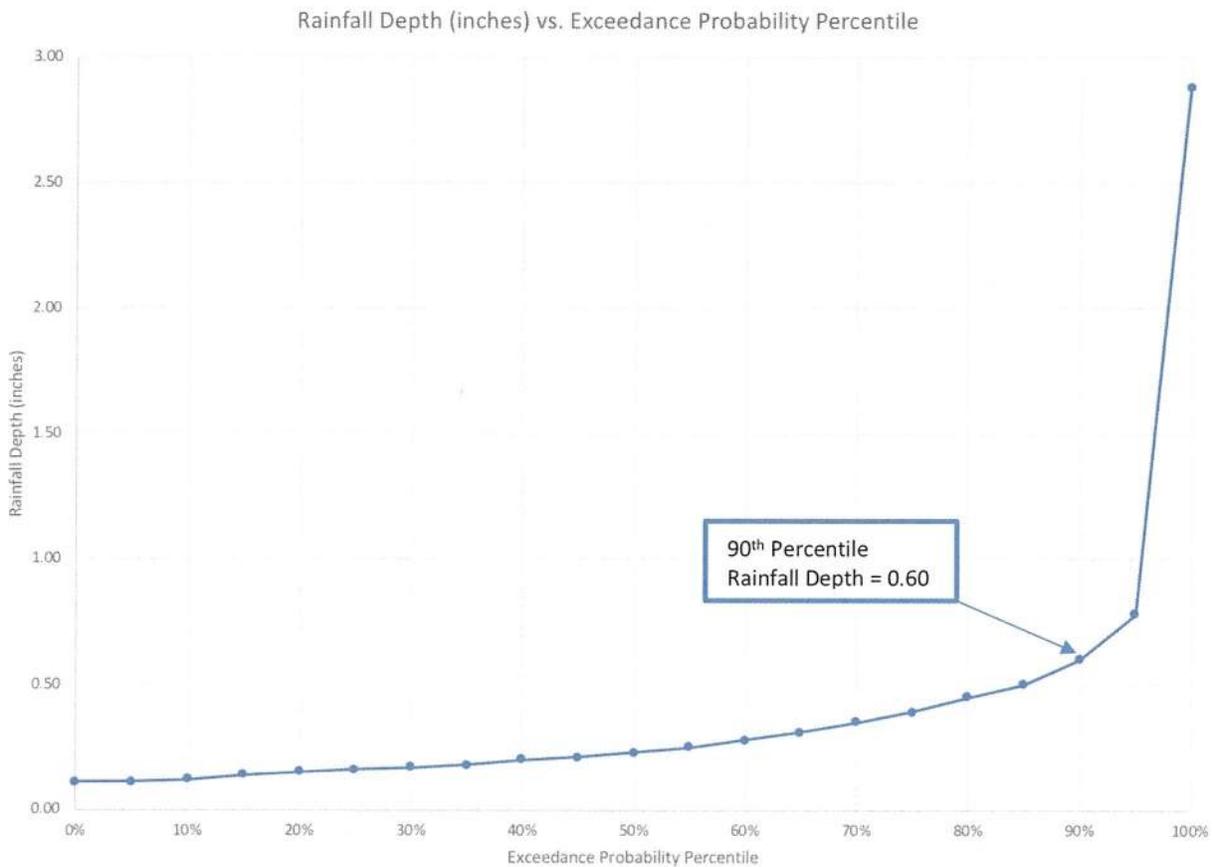


Figure 3 – 1988 to 2018 Daily Rainfall Depths vs Exceedance Probability Percentiles

Figure 3 above graphically depicts the data from Table 9. Note the inflection point in the curve and steep increase in rainfall depth between the 90th and 100th percentile. The resultant 90th percentile rainfall depth for the Homer Airport gage was found to be 0.60 inches.

Using this depth a Water Quality Treatment Volume can be calculated. For a simple example that ignores infiltration, development of a one acre site would require retention of [1 acre] x [43560 acres per cubic foot] x [0.6 inches of runoff] [1/12 foot per inch] = 2,178 cubic feet of storage.

It should also be noted that Homer City Code (HCC) 21.75.010 already requires on-site storage and a Storm Water Plan for several development scenarios. The code requires that post development stormwater discharge rate shall not exceed the pre development peak discharge rate for the ten year frequency storm event. This Peak Discharge Rate criteria requires developers to provide on-site storage to detain the difference between the pre and post peak flows.

The difference between a LID Water Quality Treatment Volume and a storage volume required to control a Peak Discharge Rate is that the LID Water Quality Treatment Volume must be retained on site and not released. Whereas the water detained for Peak Discharge Rate control may be gradually released into the storm drain system. It is common to have both of these





criteria required for site developments. Engineers are then tasked with designing for the larger volume that controls.

G. LID Capital Cost Per Basin

Constructing LID infrastructure in a drainage basin does not eliminate the need for storm drains. LID infrastructure reduces, but does not eliminate site runoff as volume in excess of the Water Quality Treatment Volume will still reach the system. In estimating the cost of storm drains with LID infrastructure incorporated into future development this study assumes that 25% of each basin would be developed or re-developed with LID controls to retain 0.6 inches of runoff, thereby reducing the peak flows and the required diameter of the future storm drain sized for a 10-year 24-hour storm. Table 10 below provides both the LID and storm drain (SD) costs.

Table 10 – LID Development Capital Cost Per Basin

Basin	Length of SD Main (ft)	Length of 18" Diameter Inlet Pipes (ft)	SD Main Pipe Diameter (in)	Inlet and Manhole Structure Costs	Pipe, Earthwork, and Pavement Costs	LID Rain garden, Bio-swale, Bio-retention Cost /Basin	LID Development Capital Cost Per Basin
1A	2825	1130	24	\$158,200	\$610,800	\$690,800	\$1,459,800
1B	100	800	18	\$10,000	\$73,600	\$100	\$83,700
2	400	200	18	\$28,000	\$63,400	\$231,900	\$323,300
3	400	400	18	\$10,000	\$78,800	\$310,900	\$399,700
4	300	300	18	\$9,000	\$59,100	\$210,500	\$278,600
5	5100	1800	24	\$285,600	\$1,084,200	\$1,098,700	\$2,468,500
6	5600	2500	18	\$313,600	\$863,300	\$927,200	\$2,104,100
7	11800	3000	24	\$660,800	\$2,418,700	\$1,169,600	\$4,249,100
8	16200	2800	30	\$907,200	\$3,913,000	\$846,200	\$5,666,400
9	1000	1900	24	\$112,000	\$331,700	\$1,071,400	\$1,515,100
10	100	1700	18	\$5,600	\$142,900	\$824,100	\$972,600
11	3900	1700	24	\$218,400	\$854,000	\$766,500	\$1,838,900
12	3900	1400	24	\$218,400	\$830,900	\$434,400	\$1,483,700
13	6600	1000	30	\$369,600	\$1,583,400	\$701,500	\$2,654,500
14	1000	200	18	\$56,000	\$135,200	\$7,700	\$198,900
Total							\$25,696,900





H. Capital Cost Comparison

Table 11 below provides a simple comparison of the total capital costs of future Traditional Development from Table 6 to the cost of future LID from Table 10.

Table 11 – Traditional Development vs LID Cost Per Basin

Basin	Traditional Hard Infrastructure Cost	LID / Green Infrastructure Cost
1A	\$3,306,610	\$1,459,800
1B	\$231,800	\$83,700
2	\$178,000	\$323,300
3	\$793,500	\$399,700
4	\$440,100	\$278,600
5	\$4,445,700	\$2,468,500
6	\$3,281,700	\$2,104,100
7	\$6,756,600	\$4,249,100
8	\$7,816,800	\$5,666,400
9	\$3,120,200	\$1,515,100
10	\$1,717,800	\$972,600
11	\$3,498,700	\$1,838,900
12	\$3,176,400	\$1,483,700
13	\$6,821,400	\$2,654,500
14	\$1,510,300	\$198,900
Totals	\$47,095,700	\$25,696,900

Clearly the difference between these capital costs show that implementing LID will be cost effective. The primary items driving the cost differences between the two options are the high cost of addressing water quality with sedimentation basins and the size difference in required storm drain diameters between the two development scenarios.

The capital costs above are just one aspect of cost of managing stormwater for the City. Operations and maintenance (O&M) costs are also a factor to consider as the implementation of LID typically results in less maintenance required to remove sediment from the City storm drain system and to repair erosion damage from higher peak flow events. On the next page (Table 12) we examine the net present value of implementing each scenario and the associated annual O&M costs.





I. Net Present Value of LID Implementation

This comparison assumes that at some point in the future, the City’s capital development program would complete an upgrade of the City’s storm drain infrastructure either with or without LID. The accumulative total capital cost is shown in year zero. The analysis below looks at 30 years of Operations and maintenance (O&M) costs after the systems are constructed. A discount factor of 2% was used to account for inflation.

Table 12 – Net Present Value of Implementing LID

Year	Traditional Development		LID		Cost Savings Trad. Cost - LID Cost	Discount Factor At 2%	Present Value
	O&M % *	Initial Capital Cost Calc. O&M Cost	O&M % *	Initial Capital Cost & Calc. O&M Cost			
0		\$47,095,700		\$25,696,900	\$21,398,800	1.00	\$21,398,800
1	0.50%	\$235,479	0.25%	\$64,242	\$171,236	0.98	\$167,879
2	0.50%	\$235,479	0.25%	\$64,242	\$171,236	0.96	\$164,587
3	0.50%	\$235,479	0.25%	\$64,242	\$171,236	0.94	\$161,360
4	0.50%	\$235,479	0.25%	\$64,242	\$171,236	0.92	\$158,196
5	0.50%	\$235,479	0.25%	\$64,242	\$171,236	0.91	\$155,094
6	1.00%	\$470,957	0.50%	\$128,485	\$342,473	0.89	\$304,106
7	1.00%	\$470,957	0.50%	\$128,485	\$342,473	0.87	\$298,143
8	1.00%	\$470,957	0.50%	\$128,485	\$342,473	0.85	\$292,297
9	1.00%	\$470,957	0.50%	\$128,485	\$342,473	0.84	\$286,566
10	1.00%	\$470,957	0.50%	\$128,485	\$342,473	0.82	\$280,947
11	2.00%	\$941,914	0.75%	\$192,727	\$749,187	0.80	\$602,544
12	2.00%	\$941,914	0.75%	\$192,727	\$749,187	0.79	\$590,729
13	2.00%	\$941,914	0.75%	\$192,727	\$749,187	0.77	\$579,146
14	2.00%	\$941,914	0.75%	\$192,727	\$749,187	0.76	\$567,790
15	2.00%	\$941,914	0.75%	\$192,727	\$749,187	0.74	\$556,657
16	3.00%	\$1,412,871	1.25%	\$321,211	\$1,091,660	0.73	\$795,215
17	3.00%	\$1,412,871	1.25%	\$321,211	\$1,091,660	0.71	\$779,623
18	3.00%	\$1,412,871	1.25%	\$321,211	\$1,091,660	0.70	\$764,336
19	3.00%	\$1,412,871	1.25%	\$321,211	\$1,091,660	0.69	\$749,349
20	3.00%	\$1,412,871	1.25%	\$321,211	\$1,091,660	0.67	\$734,656
21	3.50%	\$1,648,350	1.50%	\$385,454	\$1,262,896	0.66	\$833,228
22	3.50%	\$1,648,350	1.50%	\$385,454	\$1,262,896	0.65	\$816,890
23	3.50%	\$1,648,350	1.50%	\$385,454	\$1,262,896	0.63	\$800,873
24	3.50%	\$1,648,350	1.50%	\$385,454	\$1,262,896	0.62	\$785,170
25	3.50%	\$1,648,350	1.50%	\$385,454	\$1,262,896	0.61	\$769,774
26	4.00%	\$1,883,828	1.75%	\$449,696	\$1,434,132	0.60	\$857,008
27	4.00%	\$1,883,828	1.75%	\$449,696	\$1,434,132	0.59	\$840,204
28	4.00%	\$1,883,828	1.75%	\$449,696	\$1,434,132	0.57	\$823,729
29	4.00%	\$1,883,828	1.75%	\$449,696	\$1,434,132	0.56	\$807,578
30	4.00%	\$1,883,828	1.75%	\$449,696	\$1,434,132	0.55	\$791,743
* O&M Cost/Year displayed as % of Total Capital Cost						NPV =	\$38,514,213





J. Conclusion

This planning level analysis of the benefits of Low Impact Development indicates that there would be a positive economic benefit to the City of Homer should LID practices be incorporated into future stormwater drainage master plans. Low Impact Development is not only environmentally friendly, it can often save taxpayer's money in the long run compared to the more traditional development of storm drain infrastructure. There are benefits both in terms of capital costs as well as ongoing maintenance and operations costs.

Note that this report does not quantify items such as social and environmental benefits which, if considered, would only reinforce the benefits presented. Potential environmental benefits include cleaner water at storm drain outfalls, source water protection for wells, and reduced urban temperatures. Potential benefits to the community are also possible from increased property values that are enhanced by trees, plants, and vegetated landscapes.





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

TO: Homer Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: October 7, 2020
SUBJECT: Staff Report 20-62 City Planner's Report

City Council

9.14.20

Ordinance 20-53 Amending HCC 21.05.030, Measuring Heights to Exclude Elevator Shafts
Adopted

9.28.20

An Ordinance of the City Council of Homer, Alaska Amending Homer City Code to Create Chapter 21.17 Medical Zoning District; Amending Homer City Code 21.58.030, Permission for Communications Towers, Adding the Medical Zoning District; Amending Homer City Code 21.60.060 Signs on Private Property, Adding the Medical Zoning District; Amending Homer City Code 21.10.020 Zoning Districts to Include the Medical District; and Amending the Homer City Zoning Map to Rezone a Portion of the Residential Office (RO) Zoning District to Include Medical (M) Zoning District.

Adopted and amended to remove additional height allowance.

South Peninsula Hospital Helicopter Operations and Tall Tower Safety

A question was recently raised about tall towers and flightpath safety for Helicopter/life flight operations at South Peninsula Hospital. We allow cell towers up to 85 feet near our community hospital, which has frequent helicopter operations (about 250 airlifts a year, for about 500 landings a year.) A concern was recently raised that towers of 85 feet could cause a flight hazard in the helicopter flight path. Staff has reached out to Cityscape to provide technical expertise on the question. Cityscape is the City of Homer's contractor to review cell tower applications. When we have information, staff will share it with the Commission.

Consideration of additional height in Medical District

While the council adopted the Medical District, they did not support the allowance of 65 foot tall structures as a 'routine' CUP and expressed a desire to consider some constraints. They expressed a concern about the impact of taller structures throughout the district, although admitted that they may be able to support taller structures in some circumstances that may include a parking garage or a location that would have minimal impact on residential view sheds. We will get some thoughts together and work on an amended proposal.

Landslides

We will have a presentation by DGGs on landslide hazard analysis. It is timely, as we have experienced two shallow slides recently. One on the creek in Karen Hornaday Park and another on Horizon Court, located just off Scenic View. These are areas of indicated risks on the landslide hazard maps. Luckily, the Horizon Court slide has been found to be caused by a spring that has now been redirected.

E-permitting

The Planning Office has found itself the recipient of Cares Act funding to purchase electronic permitting software. We find this exciting, as it will make it much easier to administer permitting without close contact and it can provide much needed improvement in work flow and access to information. It will allow us to improve permit coordination between Public Works and Planning with options for remote/on site use.

Staffing

Julie has been work remotely part-time. I expect her return to the office at the end of the month. We continue to serve people electronically and do meet with customers by appointment when necessary. Our work practices are well received and we have not had complaints about our operation.



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Staff Report 20-63

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: October 7, 2020
SUBJECT: Conditional Use Permit (CUP) 20-15

Synopsis The applicant proposes to tear down the existing Wild Honey Bistro, and rebuild with a larger structure and expanded deck area. A Conditional Use Permit (CUP) is required per HCC 21.18.040(b)4, Building within the twenty foot building setback, HCC 21.18.040(d) building area in excess of 30 percent of the lot area.

Applicant: Melody Livingston, Land/restaurant owner (Wild Honey Bistro)
106 W Bunnell #2
Homer, AK 99603

Matt Early, Beachy Construction, Contractor
5243 Kachemak Dr
Homer, AK 99603

Location: 106 W Bunnell Ave. New construction ...condo unit
Legal Description: Chamberlain & Watson No 4 Lot 1-A, and T 6S R 13W SEC 19 Seward Meridian HM 2011002 INLET TRADING POST CONDOMINIUMS UNIT 2

Parcel ID: 17516052 (parcel) 17516052C001 Unit 1, 17516052C002 Unit2

Size of Existing Lot: 11,441 square feet

Zoning Designation: Central Business District

Existing Land Use: Commercial mixed use

Surrounding Land Use: North: Residential condos and commercial
South: RV park, hotel
East: Mixed use residential and commercial
West: Restaurant, parking and residential condos

Comprehensive Plan: Chapter 4 Goal 4 Objective A-2: Create an overlay zone of the "Old Town" section of the CBD, establishing general standards for building design and construction.

Aim for future buildings to continue in the style of the older buildings in the area as well as the several more recently constructed buildings that follow these traditions. Chapter 4 Goal 3: Encourage high quality buildings and site design that complements Homer’s beautiful natural setting, and Goal 1 Objective D-3: Support planning and zoning regulations that promote land use strategies that include compact, mixed-use development, high density development, and infill.

Wetland Status:	Not within wetlands
Flood Plain Status:	Zone D, flood hazards not determined.
BCWPD:	Not within the Bridge Creek Watershed Protection District
Utilities:	Public utilities service the site.
Public Notice:	Notice was sent to 39 property owners of 66 parcels as shown on the KPB tax assessor rolls.

Introduction

NOTE: The applicant had previously hoped to include a second story apartment in this project. However the apartment has been removed from the project at this time. Staff wanted this to be clear in case any part of the application still refers to residential use within the new construction.

The applicant is proposing to tear down the existing Wild Honey Bistro (previously Maura’s Café and Two Sister’s Bakery). The owner would rebuild in approximately the same location. Most of the building would be single story, and a portion would be two story. The second story would contain a prep kitchen to support the restaurant. A portion of the main structure and a large deck area would be within the twenty foot setback area. A CUP is required per HCC 21.18.040(b)4, Building within the twenty foot building setback, HCC 21.18.040(d) building area in excess of 30 percent of the lot area.

Analysis

Site and more than 30% lot coverage analysis

106 W Bunnell Ave is the site of two buildings, and the property has been turned into a condominium form of ownership. Located at the northwest corner of Main Street and West Bunnell Ave, the three story Inlet Trading Post building post currently houses the Bunnell Street Arts Center, Old Town Bed and Breakfast, the Fringe consignment store, and has other office space in the basement. This building will remain unchanged and is not part of the proposed new construction. The second building to the west is the single story restaurant Wild Honey Bistro. (There are actually about three separate structures connected by hallways that make up the Bistro, but for simplicity they are being referred to as one structure). The proposed new construction applies only to the restaurant. When combined the two buildings have more

than 30% lot coverage, which requires a conditional use permit per HCC 21.18.040(d) building area in excess of 30 percent of the lot area. The site is already largely impervious and has little if any greenspace along lot lines, as the property was developed long before those requirements were adopted. Allowing the continuation and expansion of floor area over 30% meets the Comprehensive Plan goal of infill.

Floor Area:

Inlet Trading post Building Floor Area

(1st ground floor) with decks:

2825 square feet

Wild Honey Proposed building area:

1706 square feet

Deck and patio area:

840 square feet

Total coverage:

5,371 square feet

The proposed total lot coverage is approximately 47%.

Building within the 20 ft setback area

The applicant stated in the cover letter dated 9/17/2020, “This construction serves to rehabilitate a fast-deteriorating business structure, which would otherwise become economically unviable to maintain....” If the new construction met the twenty foot building setback, it would be much further from the street and not align with the older buildings on either side: the AJ’s restaurant to the west, and the Inlet Trading Post to the east. Allowing new construction within the twenty foot setback area would keep the character of the period architecture of this portion of Old Town, as recommended by the Comprehensive Plan.



There are three building components that will be within the 20 foot right of way building setback area: Eastern part of the restaurant, western part of the restaurant, and the porch.



Eastern portion of the restaurant: This part of the building currently matches the front wall of the Bunnell Gallery. When rebuilt, this portion will again match the existing facades; no significant changes are proposed here.

Western portion of the restaurant: The existing porch will be removed. That area will be constructed as new indoor dining space, and lie about one foot into the building setback area. The existing boardwalk will be removed, and a new porch constructed. This will preserve pedestrian access from the existing covered deck along Bunnell to the restaurant.

New porch: The new porch is in the same approximate location as the existing boardwalk. This old boardwalk will be replaced by a new porch, largely in the same location. The porch will lie about fifteen feet into the twenty foot setback area.

Deck on western lot line

The site plan shows a deck within the western side yard setback, up to the property line. The side yard setback is regulated by HCC 21.18.040 (b) 2, which states: “Nonresidential buildings shall be set back five feet from all other lot boundary lines except the minimum setback shall be two feet from all other boundary lines when firewalls are provided and access to the rear of the building is otherwise provided (e.g., alleyways) as defined by the State Fire Code and enforced by the State Fire Marshal.”

Condition 1: Side yard setback on the western lot line shall meet the requirements of HCC 21.18.040(b)2.

Parking (see attachments for parking calculations)

Staff has calculated that sixteen parking spaces are required for the site. Only 10 onsite parking spaces are provided. Therefore six parking spaces must be provided prior to the approval of a zoning permit. This can be accomplished through an off-site parking agreement with another land owner. There is some on street parking along Bunnell Ave with approximately 6 spaces directly in front of the gallery and restaurant, and more across the street. However these spaces are partially in the right of way so they don’t meet the requirement for on-site spaces. Staff notes the spaces are outside of the road travel lanes. There is a concrete curb that defines the traveled right of way, and parked cars are typically clear of the actual roadway. The Commission could consider reducing the number of required parking spaces because there is public parking available in front of the building (and partially on the subject property).

Commission needs to adopt either Condition 2, or Finding 1:

Condition 2, provide six offsite parking stalls through a parking agreement with a private land owner

OR

Finding 1: The Commission hereby reduces the number of required spaces to 10 spaces. The additional six spaces required for this site can be accommodated by the public parking on the south portion of the property and the W Bunnell Ave right of way.

Please make a motion and adopt either the condition or the finding.

Landscaping

Due to the existing site design and small lot, there is not a lot of room for landscaping. The Main Street right of way has a boardwalk, attractive landscaping and seating. At the rear or north property line, the parking lot abuts the driveway and parking area for the neighbor cottages, and there are overhead power lines. Staff recommends leaving any decisions about landscaping and drainage to the affected property owners.

Any dumpster should be screened from view of the residential cottages at minimum on one side, by a fence or landscaping.

Condition 3: Screen any dumpster on at least one side, from view of the cottages located to the north.

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: HCC 21.18.040(b)4, Building within the twenty foot building setback, HCC 21.18.040(d) building area in excess of 30 percent of the lot area can be allowed with an approved conditional use permit.

HCC 21.18.020(a) authorizes retail business (Bunnell and the Fringe)

HCC.21.18.020: HCC 21.18.020(cc) authorizes a rooming house (Old Town Bed and Breakfast), and HCC 21.18.020(d) authorizes restaurants.

Finding 2: If approved by a Conditional Use Permit, more than 30% lot coverage and buildings within the twenty foot building setback area are allowed.

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

Applicant: The use will remain as a dine-in or carry-out restaurant service. The existing Wild Honey structures will be demolished and replaced by a new and larger structure. The top floor of the new structure will serve as a prep kitchen area.

Purpose statement: The purpose of the Central Business District is primarily to provide a centrally located area within the City for general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and other business uses listed in this chapter. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

Analysis: The property includes a mixture of uses, and pedestrian amenities will be enhanced by a new deck on the front of the restaurant and a new ADA parking space and access at the rear of the building.

Finding 3: The purpose of the Central Business District includes providing for general retail shopping, restaurants, and encourages pedestrian-friendly design and amenities. The proposed development is compatible with the purpose statement of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Analysis: Many uses in the Central Business District have greater negative impacts than would be realized from a restaurant with a portion of the building and deck within the twenty foot building setback area, and a total lot coverage over thirty percent. Pipelines and railroads would have a greater impact on nearby property values. Assisted living, group care, religious, cultural and fraternal assembly could generate a good deal of traffic. The architectural and pedestrian qualities of this project will help maintain neighborhood character and maintain existing property values by reinvesting in the neighborhood and continuing a commonly visited restaurant.

Finding 4: Lot coverage over thirty percent and building within the twenty foot building setback area 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.

Analysis: Surrounding uses of land include AJ's restaurant and bar to the west, residential cottages of the north, mixed use commercial/residential to the east, and an RV park, private residence and hotel across the street. The site has included a restaurant for over twenty years, and the property has contained mixed uses for decades.

Finding 5: Redevelopment of the existing restaurant with the proposed site plan and lot coverage is compatible with existing mixed uses of surrounding land.

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

Analysis: The site is served by municipal water, sewer, police and fire services, and two city maintained paved roads.

Finding 6: Existing public water, sewer, police and fire services are adequate to serve the site.

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

Applicant: Use and traffic will remain consistent, but proposed building will better fit the design of adjoining buildings and be more attractive overall.

Purpose statement: The purpose of the Central Business District is primarily to provide a centrally located area within the City for general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and other business uses listed in this chapter. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

Analysis: Desirable neighborhood character could be described by a portion of the Purpose statement for the district. The proposed project is centrally located within the City of Homer and continues the general retail and restaurant uses of the property. Replacing the existing porch and creating ADA access at the rear of the building is a pedestrian design and amenity. The proposed design aligns well with existing buildings and sustains the character promoted in the Comprehensive Plan.

Finding 7: The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character as described in the purpose statement of the district.

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: Public services are adequate to serve the proposed use. Fire Marshal review of the project is required as part of the permitting process.

Finding 8: 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: Gaining a CUP and subsequent zoning permit will require compliance with applicable regulations. Earlier conditions and findings in this report address side setback and parking requirements.

Finding 9: An approved CUP and zoning permit will ensure that the proposal will comply with applicable regulations and conditions specified in Title 21.

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

Analysis: Chapter 4 Goal 4 Objective A-2: Create an overlay zone of the “Old Town” section of the CBD, establishing general standards for building design and construction. Aim for future buildings to continue in the style of the older buildings in the area as well as the several more recently constructed buildings that follow these traditions. Goals of the Land Use Chapter of the Homer Comprehensive Plan include Chapter 4 Goal 3: Encourage high quality buildings and site design that complements Homer’s beautiful natural setting, and Goal 1 Objective D-3: Support planning and zoning regulations that promote land use strategies that include compact, mixed-use development, high density development, and infill.

The restaurant replacement and deck expansion support mixed use development on the site, a density of uses and land coverage (47% lot coverage anticipated), and redevelopment of an existing commercial space. The building is in an architectural style that matches the existing construction and is generally considered to have a lot of Homer character. All of these considerations are in keeping with the applicable goals and objectives of the Comprehensive Plan.

Finding 10: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns Goal 1 Objective D-3, Goal 3 and Goal 4 Objective A-2 and no evidence has been found that it is not 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 three sections of the CDM apply: Site Plan Review, Architecture and Site Design. The proposed project does not significantly change the existing site plan, architecture or site design. The CDM review will be commiserate with the scale of the restaurant and deck expansions.

Staff finds the project complies with the applicable provisions of the CDM in the following manner:

1. Pedestrian connectivity is improved by rebuilding the deck to the adjoining building and the right of way. An ADA parking space and access to the building is being added to the rear of the structure.
2. The new construction will match the existing architectural style, siding material and color for the Inlet Trading Post building. Matching this style will maintain visual compatibility between structures. (See Applicant cover letter 9.17.20 in the application)

Finding 11: Project complies with the applicable provisions of the CDM.

Condition 4: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM

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:** No specific conditions deemed necessary
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: No comments received.

FIRE DEPARTMENT COMMENTS: No comments received.

PUBLIC COMMENTS: None.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 20-15 with findings 2-11 and conditions 1, 3 and 4. In addition, the Commission also adopts either Finding 1, or Condition 2 regarding parking requirements:

Condition 2, provide six offsite parking stalls through a parking agreement with a private land owner

OR

Finding 1: The Commission hereby reduces the number of required spaces to 10 spaces. The additional six spaces required for this site can be accommodated by the public parking on the south portion of the property and the W Bunnell Ave right-of-way .

Attachments

Application

Site Photos

Condo drawings and 2011 as-built

Parking Calculations

Public Notice

Aerial Photograph

Broad Point LLC (d/b/a Wild Honey Bistro)
106 W Bunnell, Unit B, Homer, AK 99603 · (907) 942-5205
melodyliving@yahoo.com · eat@wildhoneybistro.com

September 17, 2020

**Attn: Planning Commission
City of Homer**

DEAR CITY PLANNING COMMISSION,

Attached please find the Conditional Use Permit (the "Permit") application, which I am submitting for approval.

Approval of the Permit is justified as:

- The proposed construction is in accordance with the as built survey previously approved by this body (an updated survey, including footprint overlay is also enclosed for review);
- The construction design is consistent and compatible with the existing shared structure (Bunnell Art Center) and the architecture of the Old Town district;
- New wood siding will match current siding on Bunnell Art Center. Color will exactly match current color as well.
- No trees will be removed, and existing landscape will either be left as is or improved.
- New portion of building will be completed with a flat-roof structure, consistent with current build and matching adjoining Bunnell Art Center.
- This construction serves to rehabilitate a fast-deteriorating business structure, which would otherwise become economically unviable to maintain; and
- Completion of the project will add value to the Old Town commercial district, provides additional variety and character to the existing neighborhood, and assists with the long-term economic viability of the community.

If there are any questions or additional information is required in order to process approval of the Permit, please contact me directly at the phone number or email address provided above.



Melody Livingston, Owner

Enclosure



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

Applicant

Name: Beachy Construction, Inc. Telephone No.: (907) 235-8876

Address: 5243 Kachemak Dr. Email: matt@bcihomer.com

Property Owner (if different than the applicant):

Name: Melody Livingston Telephone No.: 907 942 5205

Address: 106 W Bunnell #2 Email: melodylvng@yahoo.com

PROPERTY INFORMATION:

Address: 106 W. Bunnell Lot Size: 0.26 acres KPB Tax ID # 17516052

Legal Description of Property: TGS R13W, Chamberlain & Watson N.4 Lot 1-A

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire					x	x	x	x			x	

Circle applicable permits. Planning staff will be glad to assist with these questions.

Y/ N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: _____

Y/ N Will your development trigger a Development Activity Plan?
Application Status: _____

Y/ N Will your development trigger a Storm water Plan?
Application Status: _____

Y/ N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____

Y/ N Is your development in a floodplain? If yes, a Flood Development Permit is required.

Y/ N Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

Y/ N Do you need a traffic impact analysis?

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

Y/ N Have they been formally accepted by the Homer Advisory Planning Commission?

Y/ N Do you have a state or city driveway permit? Status: Active

Y/ N Do you have active City water and sewer permits? Status: Active

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

*1/2 of the property is used by a co-tenant for retail.
Other section is used by current Wild Honey Bistro for a restaurant location.*

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

*Use will remain as dine-in or carry-out restaurant service.
The existing Wild Honey structures will be demolished and replaced by a new & larger structure. The top floor of the new structure will serve as a prep kitchen area.*

a. What code citation authorizes each proposed use and structure by conditional use permit?

City code and the Comprehensive plan both encourage retail and ~~res~~ restaurant usage in the applicable district, which is what this structure has been providing and will continue to provide.

b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

This purpose centrally-located shopping and restaurants among others, and this project would accomplish that. ~~The district is meant to accommodate some residential use~~

c. How will your proposed project affect adjoining property values?

Increase due to improved quality of adjacent buildings.

d. How is your proposal compatible with existing uses of the surrounding land?

Business use is same as current and residential use is compatible with adjoining structures.

e. Are/will public services adequate to serve the proposed uses and structures?

Yes

f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

Use and traffic will remain consistent, but proposed building will better fit the design of adjoining buildings and be more attractive overall.

g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole? No

h. How does your project relate to the goals of the Comprehensive Plan?

The Comprehensive Plan are online, Part of Goal One is to promote mix-use growth with moderate to high density, which this project accomplishes. Goal 3 encourages high quality structures, and this project

i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (circle each answer)
 would increase the quality of the existing structure.

- 1. Y/N Special yards and spaces.
- 2. Y/N Fences, walls and screening.
- 3. Y/N Surfacing of parking areas.
- 4. Y/N Street and road dedications and improvements (or bonds).
- 5. Y/N Control of points of vehicular ingress & egress.
- 6. Y/N Special provisions on signs.
- 7. Y/N Landscaping.
- 8. Y/N Maintenance of the grounds, buildings, or structures.

- 9. Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
- 10. Y/N Time for certain activities.
- 11. Y/N A time period within which the proposed use shall be developed.
- 12. Y/N A limit on total duration of use.
- 13. Y/N Special dimensional requirements such as lot area, setbacks, building height.
- 14. Y/N Other conditions deemed necessary to protect the interest of the community.

PARKING

- 1. How many parking spaces are required for your development? _____
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
- 2. How many spaces are shown on your parking plan? _____
- 3. Are you requesting any reductions? No _____

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

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

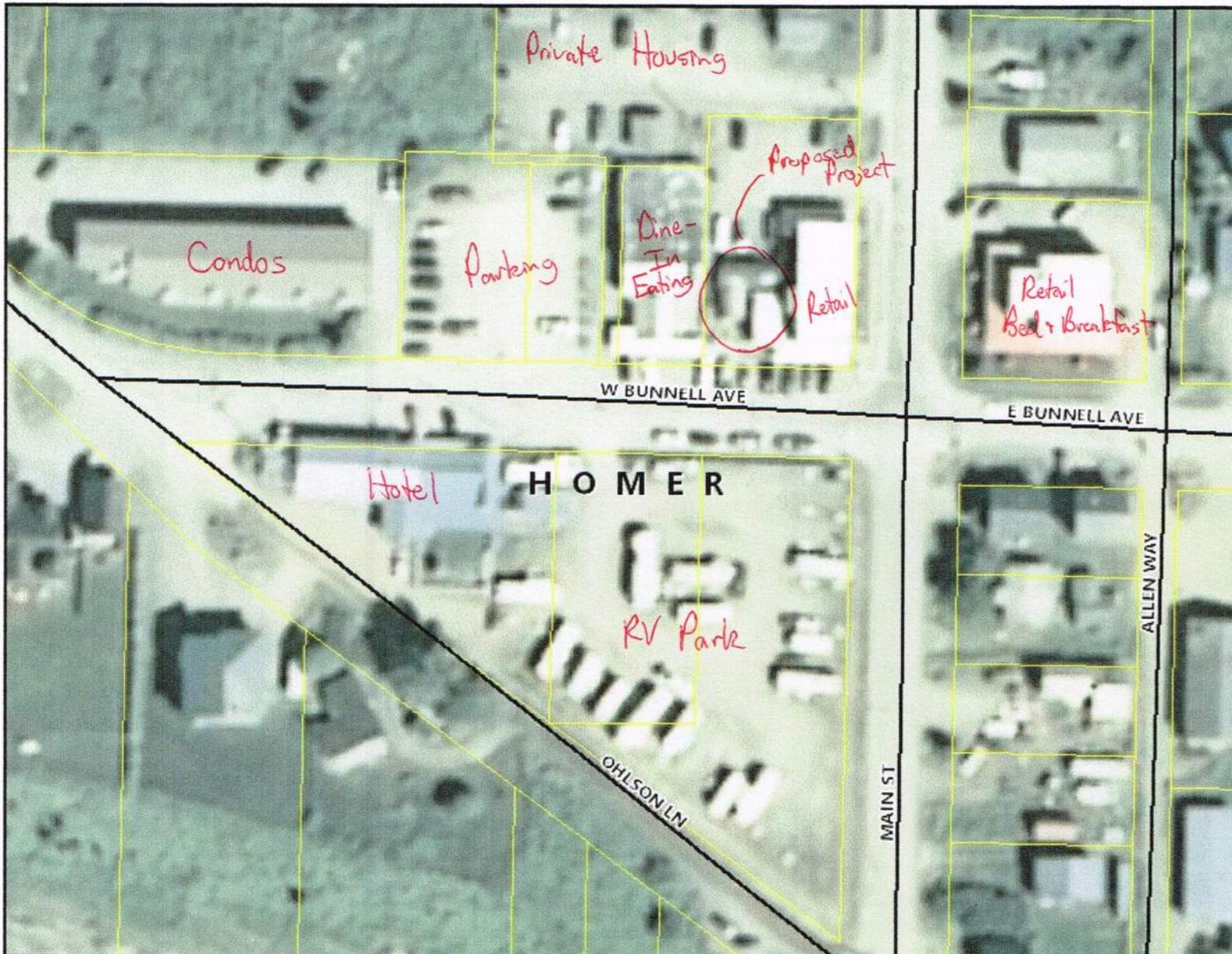
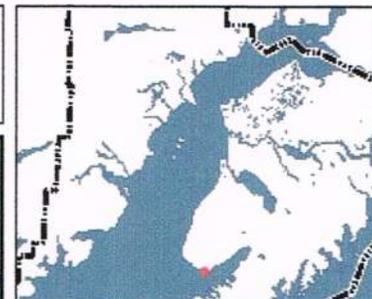
CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature: [Signature] Date: 8/26/20

Property Owner's signature: _____ Date: _____



Map title goes here.



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Parcels



Notes

Enter map notes here.

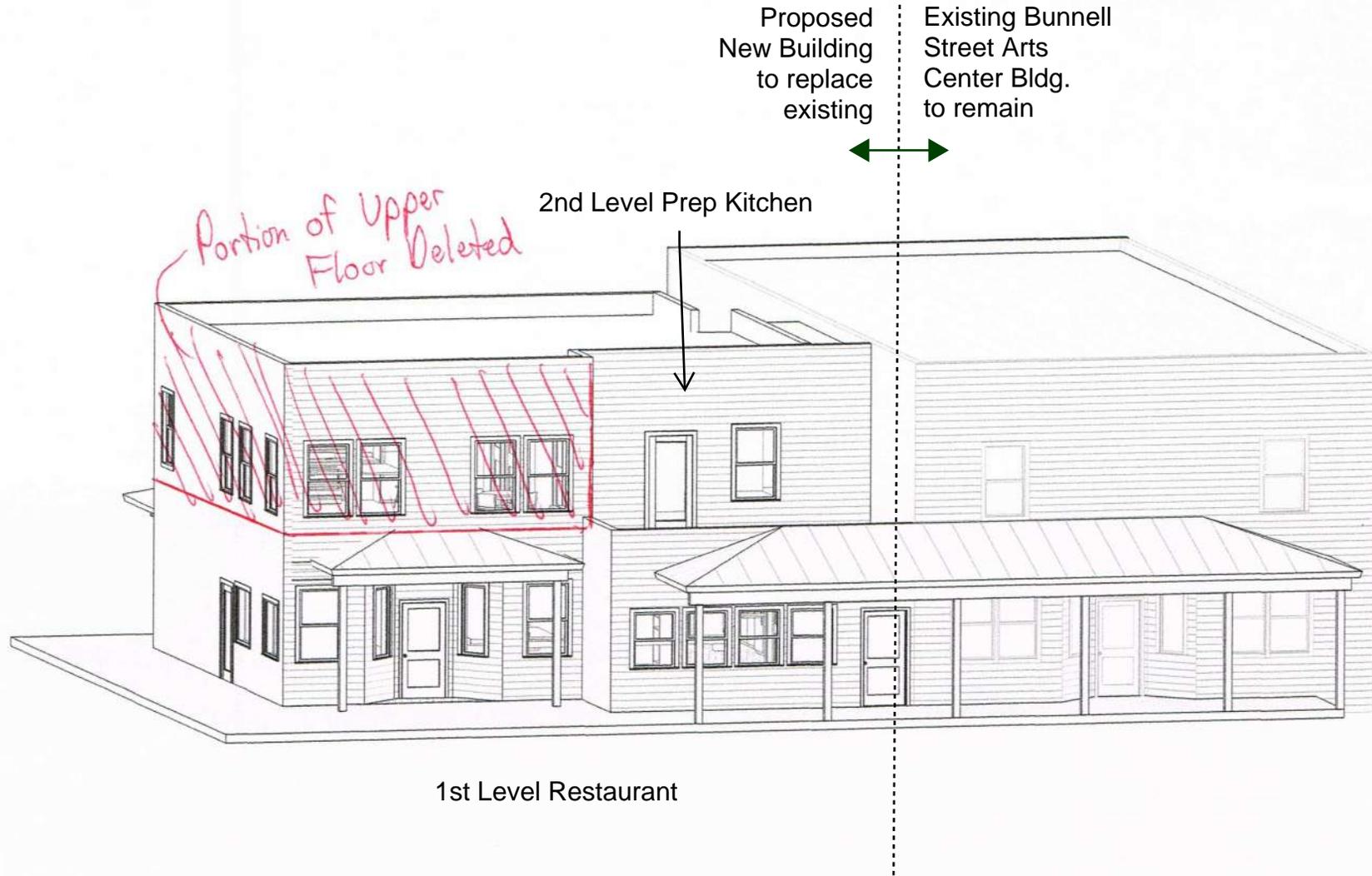
0.0 0 0.02 0.0 Miles

Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Do not use for navigation.

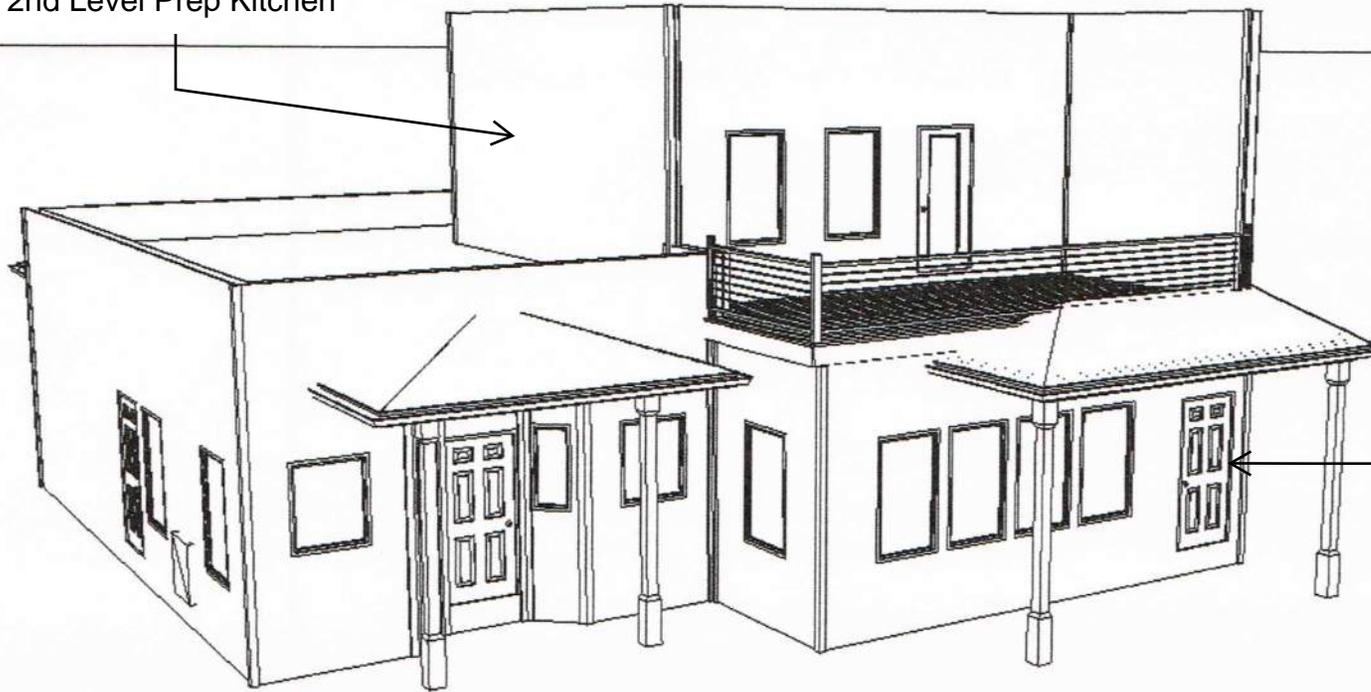
DATE PRINTED: 8/26/2020

"Elevation A"



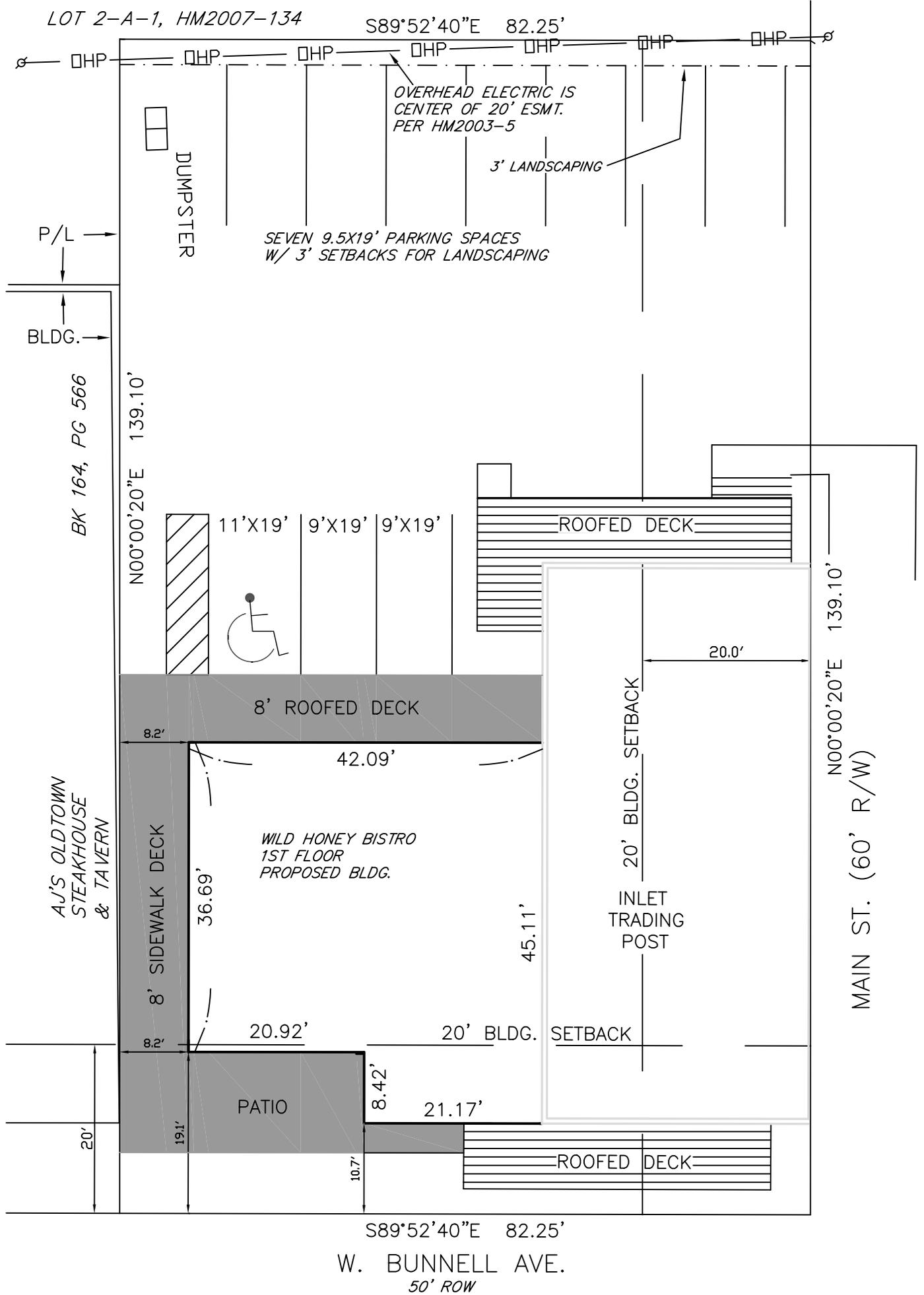
"Elevation B"

2nd Level Prep Kitchen



2nd Level
Access Stairwell

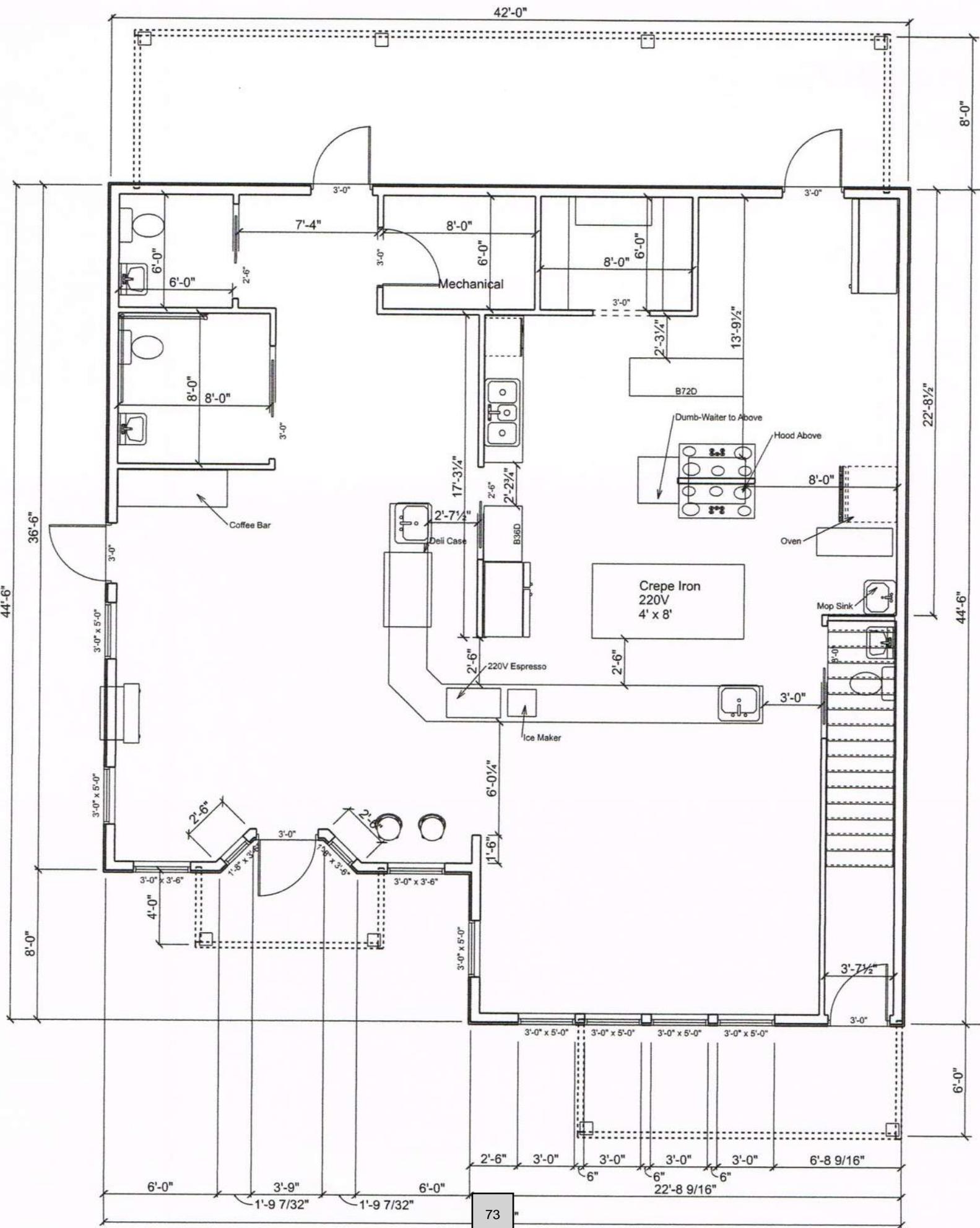
1st Level Restaurant



JOB No.	5225
DATE	09/14/2020
SCALE	1" = 15'
ADDRESS:	106 W. BUNNELL AVE
DRAWING	5225_5138_5169
TAX PARCEL	17516052
PLAT No.	2011-2
SECTION	SE-1/4, 19
TOWNSHIP	71
RANGE	5M

PLOT PLAN
WILD HONEY BISTRO
 LOT 1-A CHAMBERLAIN & WATSON NO.4
 WITHIN SE1/4 SEC 19, T 6S, R 13W (S.M.)
 IN THE CITY OF HOMER
 HOMER RECORDING DISTRICT

ABILITY SURVEYS
 REGISTERED LAND SURVEYORS
 (907) 235-8440
 152 DEHEL AVE., HOMER, ALASKA 99603









CERTIFICATE OF COMPLETION

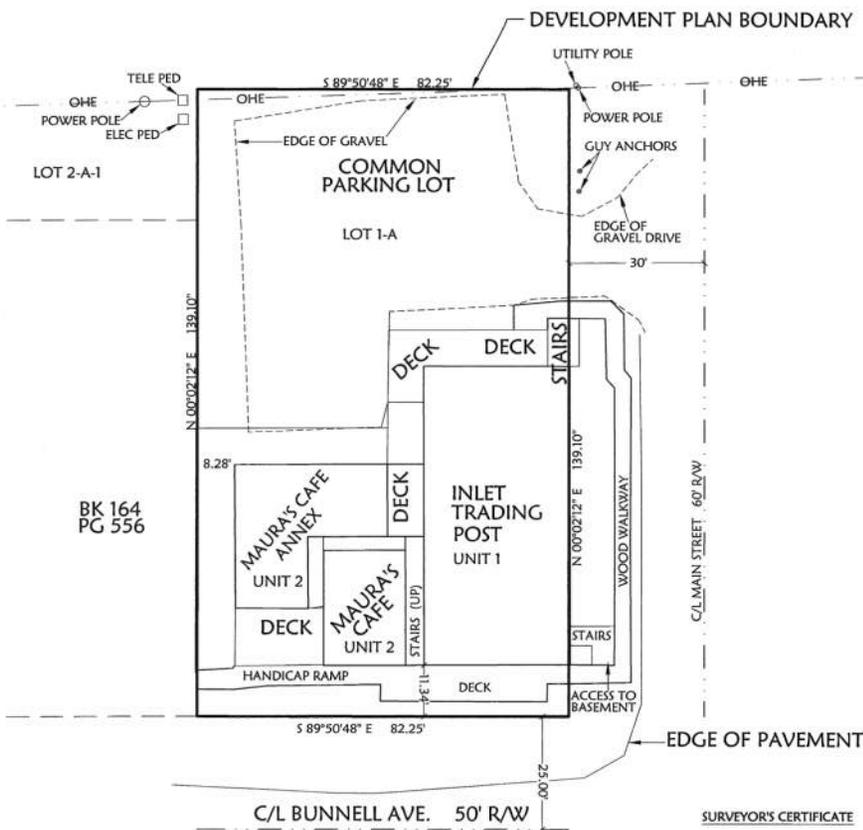
SECTION 34.08.090 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT PROVIDES THAT A DECLARATION FOR A CONDOMINIUM MAY NOT BE RECORDED AND A PLAT OR PLAN THAT IS PART OF THE DECLARATION FOR A CONDOMINIUM MAY NOT BE FILED UNLESS A CERTIFICATE OF COMPLETION IS RECORDED WITH THE DECLARATION AS EVIDENCE THAT THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF EACH BUILDING CONTAINING OR COMPRISING A UNIT OF THE CONDOMINIUM ARE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE PLANS.

THIS IS TO CERTIFY THAT THE BUILDINGS SHOWN AS CONSTRUCTED ON THE INLET TRADING POST CONDOMINIUMS ARE EXISTING BUILDINGS AND THE STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS ARE COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE PLANS.

Kenton T. Bloom DATE: FEB. 3, 2011
 REGISTERED LAND SURVEYOR NO. 7968-S
 KENTON T. BLOOM
 1044 EAST ROAD SUITE A
 HOMER, ALASKA 99603

NOTES:

1. SUBJECT STRUCTURES INCLUDE TWO SINGLE STORY STRUCTURES AND ONE THREE STORY STRUCTURE. THE THREE STORY STRUCTURE HAS A CONCRETE FOUNDATION AND CONCRETE WALLS ENCLOSING THE BASEMENT. THE UPPER TWO STORIES ARE FRAME CONSTRUCTION. THE TWO SINGLE STORY STRUCTURES ARE WOOD FRAME CONSTRUCTION ON WOOD FOUNDATIONS. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE GIVEN FEET, TENTHS AND HUNDREDTHS (WHERE APPLICABLE) OF FEET. SHEET 1 DEPICTS THE EXTERIOR DIMENSIONS. SHEETS 2 AND 3 DEPICT INTERIOR DIMENSIONS.
2. BASIS OF BEARING FOR THIS ASBUILT SURVEY IS THE HOMER COORDINATE SYSTEM AS DESCRIBED IN THE HOMER CITY AREA RECORD OF SURVEY (2007-115 HRD).
3. THIS SURVEY IS VALID FOR THE ABOVE GROUND IMPROVEMENTS ONLY AND IS BASED ON THE RECORDED PLAT LOT 1-A, CHAMBERLAIN & WATSON NO. 4, PLAT NO. 2003-005, LOCATED IN THE SW 1/4 SEC. 19, T. 6 S., R. 13 W., S.M., AND WITHIN THE CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, HOMER RECORDING DISTRICT.
4. THIS ASBUILT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT WHICH WOULD GIVE A GRAPHIC REPRESENTATION OF THE LOCATION OF IMPROVEMENTS ON THIS LOT. UNDER NO CIRCUMSTANCE SHOULD THE LOCATION OF FUTURE IMPROVEMENTS BE BASED ON THIS DRAWING.
5. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE THE EXISTENCE OF ANY EASEMENTS, RESERVATIONS OR RESTRICTIONS WHICH DO NOT APPEAR ON THE RECORDED SUBDIVISION PLAT.
6. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
7. EXISTING OVERHEAD POWER LINE IS CENTERLINE OF A 20' EASEMENT.
8. THE FRONT 10' ALONG THE RIGHT-OF-WAY AND THE 5' ADJACENT TO SIDE LOT LINES IS A UTILITY EASEMENT (PER THE PARENT PLAT).
9. ELEVATION DATUM MLLW= 0 FEET, BASED UPON TRI-STATION HOMAIR LOCATED AT THE SOUTH-WESTERLY AREA OF THE HOMER AIRPORT.
10. IT IS THE RESPONSIBILITY OF THE OWNER(S) TO COMPLY WITH ALL APPLICABLE PORTIONS OF THE CITY OF HOMER ZONING CODE.



OWNER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF LOT 1-A CHAMBERLAIN AND WATSON NO. 4, PLAT NO. 2003-005 HRD. LOCATED IN THE SW 1/4 SECTION 19, TOWNSHIP 13 WEST, RANGE 6 SOUTH, WITHIN THE CITY OF HOMER, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, ALASKA.

THE UNDERSIGNED HEREBY CONSENTS TO THE PREPARATION AND RECORDING OF THIS CONDOMINIUM PLAN PURSUANT TO THE UNIFORM COMMON INTEREST OWNERSHIP ACT, AS 34.08.

Asia B. Freeman DATE: 2/3/11
 ASIA B. FREEMAN, MANAGER
 INLET TRADING POST, LLC
 106 WEST BUNNELL STREET, SUITE A
 HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 3rd DAY OF

February 2011

FOR: ASIA B. FREEMAN, MANAGING PARTNER
 INLET TRADING POST, LLC

NOTARY PUBLIC FOR ALASKA
 MY COMMISSION EXPIRES: 04/2013



SURVEYOR'S CERTIFICATE

SECTION 34.08.170 OF THE UNIFORM COMMON INTEREST OWNERSHIP ACT REQUIRES THAT CERTIFICATION BE MADE WHICH STATES THE PLAT AND PLAN CONTAINS THE INFORMATION AS SET FORTH IN SECTION 34.08.170.

I DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT LAYOUT OF UNITS ACCURATELY SURVEYED TO DEPICT AN ASBUILT SURVEY, AND THE INFORMATION AS REQUIRED BY ALASKA STATUTE 34.08.170 IS PROVIDED FOR ON THIS PLAT AND THE PLANS FILED HEREWITH.

Kenton T. Bloom DATE: FEB. 3, 2011
 KENTON T. BLOOM, P.L.S. 7968-S
 1044 EAST ROAD SUITE A
 HOMER, ALASKA 99603



Homer Recording District

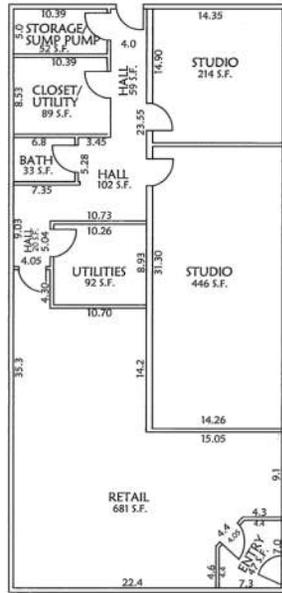
INLET TRADING POST ASBUILT SURVEY
 LOT 1-A CHAMBERLAIN AND WATSON NO. 4
 RECORDED AS PLAT NO. 2003-005 H.R.D
 LOCATED IN THE SW 1/4 SEC. 19, T. 6S., R. 13W., S.M. WITHIN THE CITY OF HOMER KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, STATE OF ALASKA . CONTAINING 0.26 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
 1044 EAST ROAD, SUITE A
 HOMER ALASKA 99603
 (907) 235-4247
 EMAIL: seabrightz@gmail.com

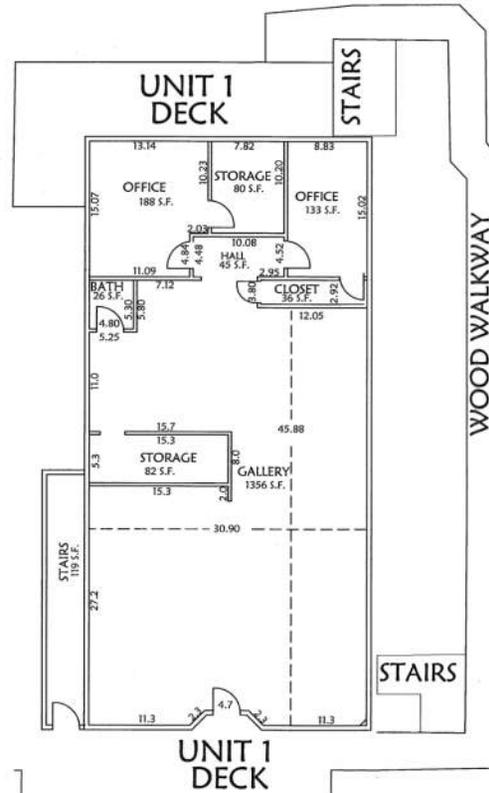
DRAWN BY: KB	DATE: 1-23-2011	SCALE: 1" = 20'
CHK BY: KB	JOB # 2010-09	SHEET 1 OF 4

INLET TRADING POST UNIT 1

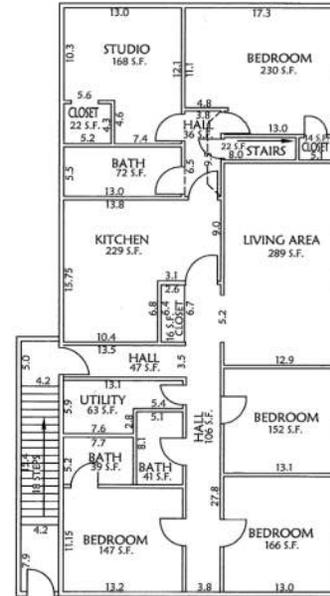
UNIT 1 INTERIOR
BASEMENT 1815 SQ.FT.
FIRST FLOOR 2065 SQ. FT.
SECOND FLOOR 1858 SQ. FT.
TOTAL 5738 SQ. FT.



BASEMENT
DECLARANT RESERVES RIGHT TO
ESTABLISH AS A SEPARATE UNIT.



GROUND FLOOR
DECLARANT RESERVES RIGHT TO
ESTABLISH AS A SEPARATE UNIT.



SECOND FLOOR
DECLARANT RESERVES RIGHT TO
ESTABLISH AS A SEPARATE UNIT.



SCALE 1" = 10'

NOTE: 1. ALL AREAS SHOWN ARE NET INTERIOR.
AREAS DO NOT INCLUDE SPACE OCCUPIED BY INTERIOR WALLS

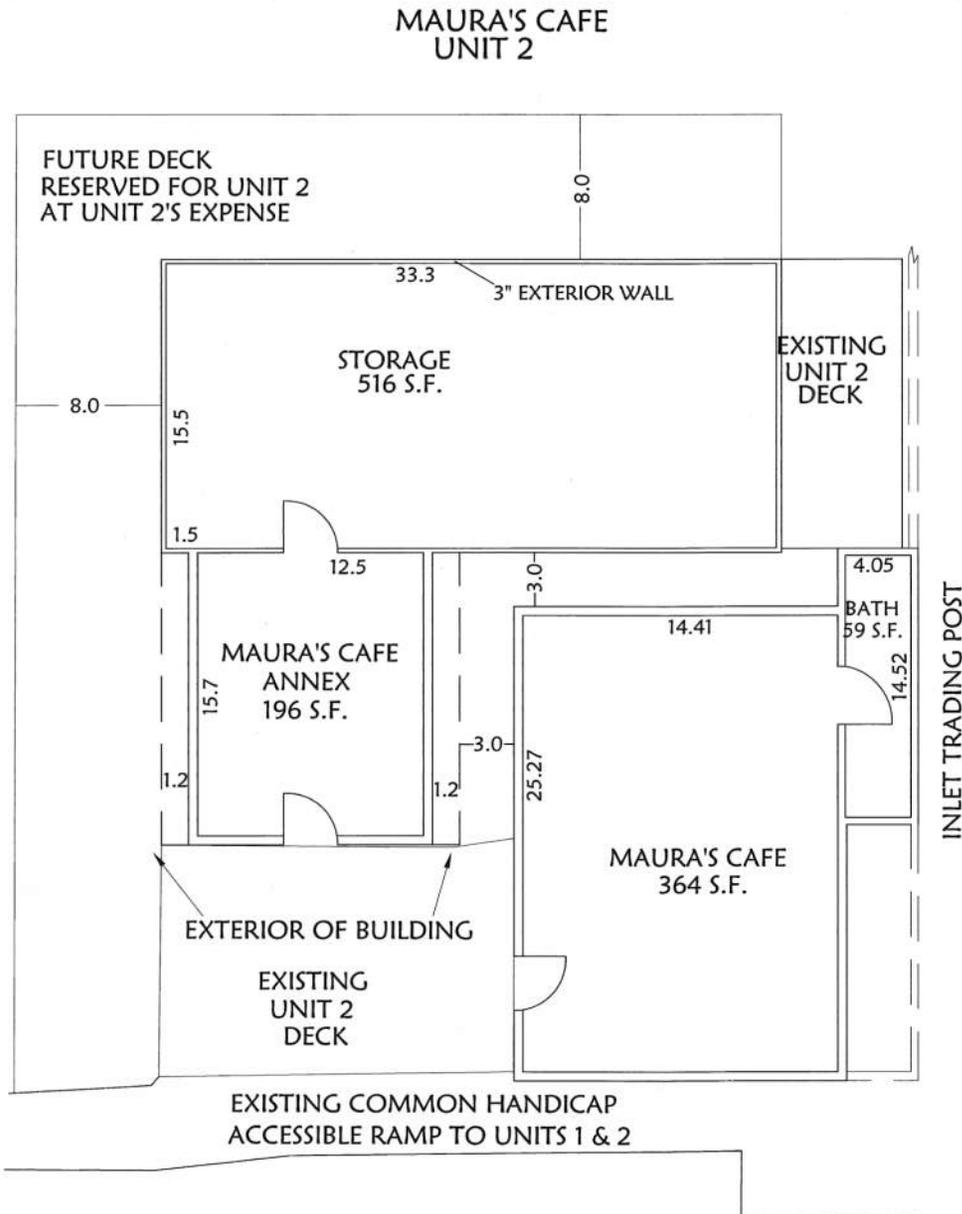
**INLET TRADING POST
ASBUILT DRAWING**
LOT 1-A CHAMBERLAIN AND WATSON NO. 4
RECORDED AS PLAT NO. 2003-005 H.R.D
LOCATED IN THE SW 1/4 SEC. 19., T. 65., R. 13W.,
S.M. WITHIN THE CITY OF HOMER
KENAI PENINSULA BOROUGH, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA (H.R.D.),
CONTAINING 0.26 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
(907) 235-4247
EMAIL: seabrightz@gmail.com

DRAWN BY: KB	DATE: 1-2011	SCALE: 1" = 10'
CHK BY: KB	JOB #10-09	SHEET 2 OF 4

Homer 2011-2

UNIT 2 INTERIOR
TOTAL 1076 SQ. FT.



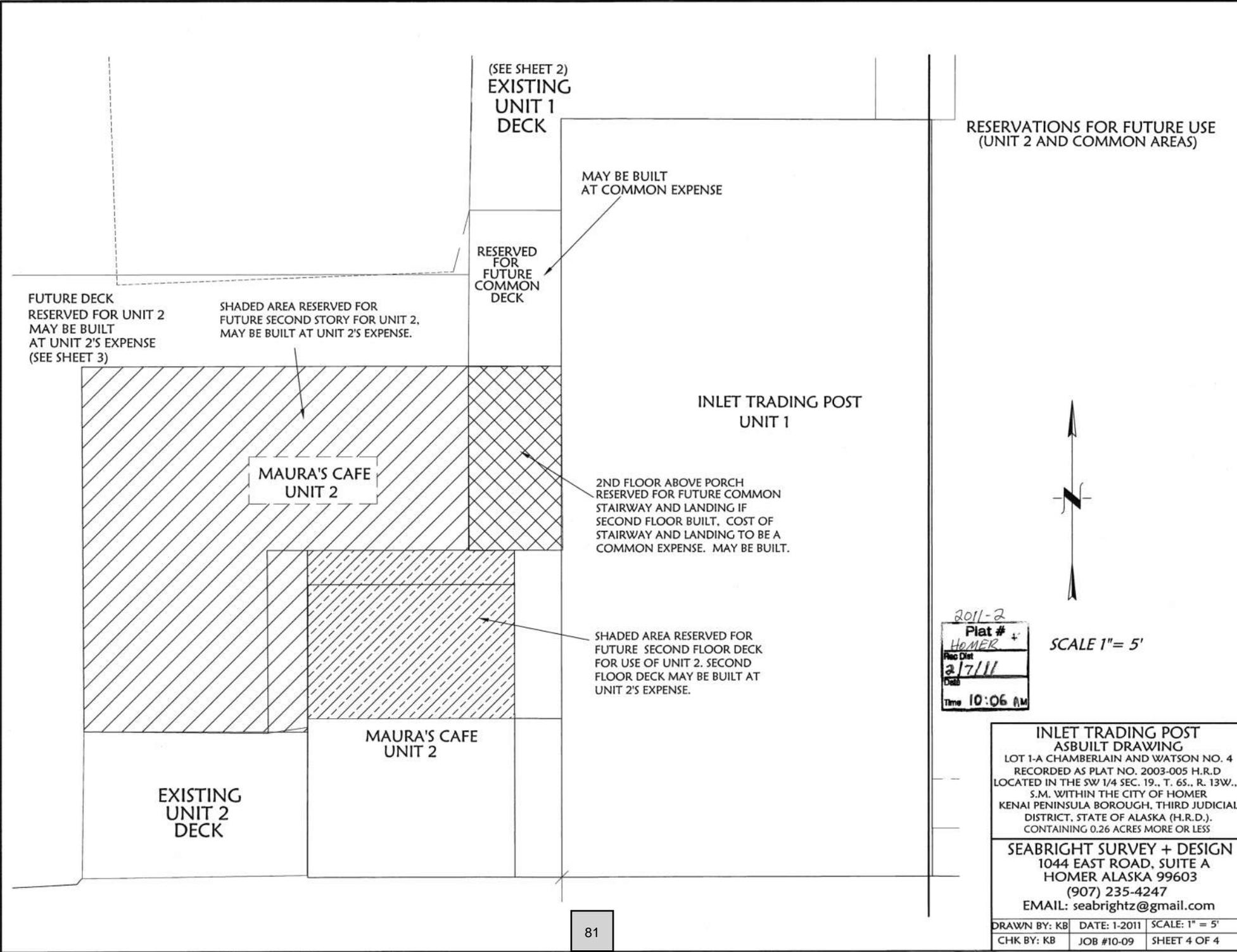
SCALE 1" = 5'

NOTE: 1. ALL AREAS SHOWN ARE NET INTERIOR.
AREAS DO NOT INCLUDE SPACE OCCUPIED BY INTERIOR WALLS

INLET TRADING POST
ASBUILT DRAWING
LOT 1-A CHAMBERLAIN AND WATSON NO. 4
RECORDED AS PLAT NO. 2003-005 H.R.D
LOCATED IN THE SW 1/4 SEC. 19., T. 65., R. 13W.,
S.M. WITHIN THE CITY OF HOMER
KENAI PENINSULA BOROUGH, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA (H.R.D.).
CONTAINING 0.26 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
(907) 235-4247
EMAIL: seabrightz@gmail.com

DRAWN BY: KB	DATE: 1-2011	SCALE: 1" = 5'
CHK BY: KB	JOB #10-09	SHEET 3 OF 4



SCALE 1" = 5'

2011-2
Plat #
HOMER
Rec Date
2/7/11
Date
Time 10:06 AM

**INLET TRADING POST
ASBUILT DRAWING**
LOT 1-A CHAMBERLAIN AND WATSON NO. 4
RECORDED AS PLAT NO. 2003-005 H.R.D
LOCATED IN THE SW 1/4 SEC. 19., T. 65., R. 13W.,
S.M. WITHIN THE CITY OF HOMER
KENAI PENINSULA BOROUGH, THIRD JUDICIAL
DISTRICT, STATE OF ALASKA (H.R.D.).
CONTAINING 0.26 ACRES MORE OR LESS

SEABRIGHT SURVEY + DESIGN
1044 EAST ROAD, SUITE A
HOMER ALASKA 99603
(907) 235-4247
EMAIL: seabrightz@gmail.com

DRAWN BY: KB	DATE: 1-2011	SCALE: 1" = 5'
CHK BY: KB	JOB #10-09	SHEET 4 OF 4

Wild Honey and Bunnell parking calculations

Wild Honey:

18 interior restaurant seats: 1 space per 3 seats = 6 parking spaces

10 exterior seats: 1 space per 10 seats = 1 parking space

Total: 7 spaces

Old Trading Post/Bunnell Building

~calculations based on excluding mechanical, storage and utility spaces, data from condo drawings

Basement has 1,341 of habitable space

Ground floor has 1,677 square feet

1,341 + 1,677 = 3018 square feet. At 1 space per 300 square feet, this equates to **10.06 spaces**

Second Floor BnB

2 spaces (JE assigned to studio use as a dwelling unit) plus one per two guest rooms, of which there are four.

Total: 4 spaces required

Total spaces required

HCC 21.55.090 (c) allows for a reduction in parking as follows: "If more than one use is present on a lot, the number of required off-street parking spaces shall be equal to 75 percent of the sum of the number of required off-street parking spaces for each use computed separately, unless the Commission approves a lesser number."

7 (wild honey) + 10.06 (ground and first floor) + 4 (second floor) = 21.06 spaces x .75% parking reduction for multiple uses= 15.78 spaces, or 16 spaces total required for the site with current uses

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Planning Commission on Wednesday, October 7th, 2020 at 6:30 p.m. via a virtual meeting, on the following matter:

A request for Conditional Use Permit (CUP) 20-15 to allow the rebuild of the Wild Honey Bistro restaurant building at 106 W. Bunnell Ave., Lot 1-A Chamberlain & Watson No. 4, NE ¼, SE ¼, Sec. 19, T. 6 S., R. 13 W., S.M., HM 2003005. A CUP is required according to HCC 21.18.040(b)(4) for a reduced setback from a right-of-way & HCC 21.18.040(d) for a building area exceeding 30 percent of the lot area.

Anyone wishing to view the meeting packet, attend the virtual meeting, or participate in the virtual meeting may do so by visiting the Planning Commission Regular Meeting page on the City's online calendar at <https://www.cityofhomer-ak.gov/calendar>. This information will be posted by 5pm on the Friday before the meeting.

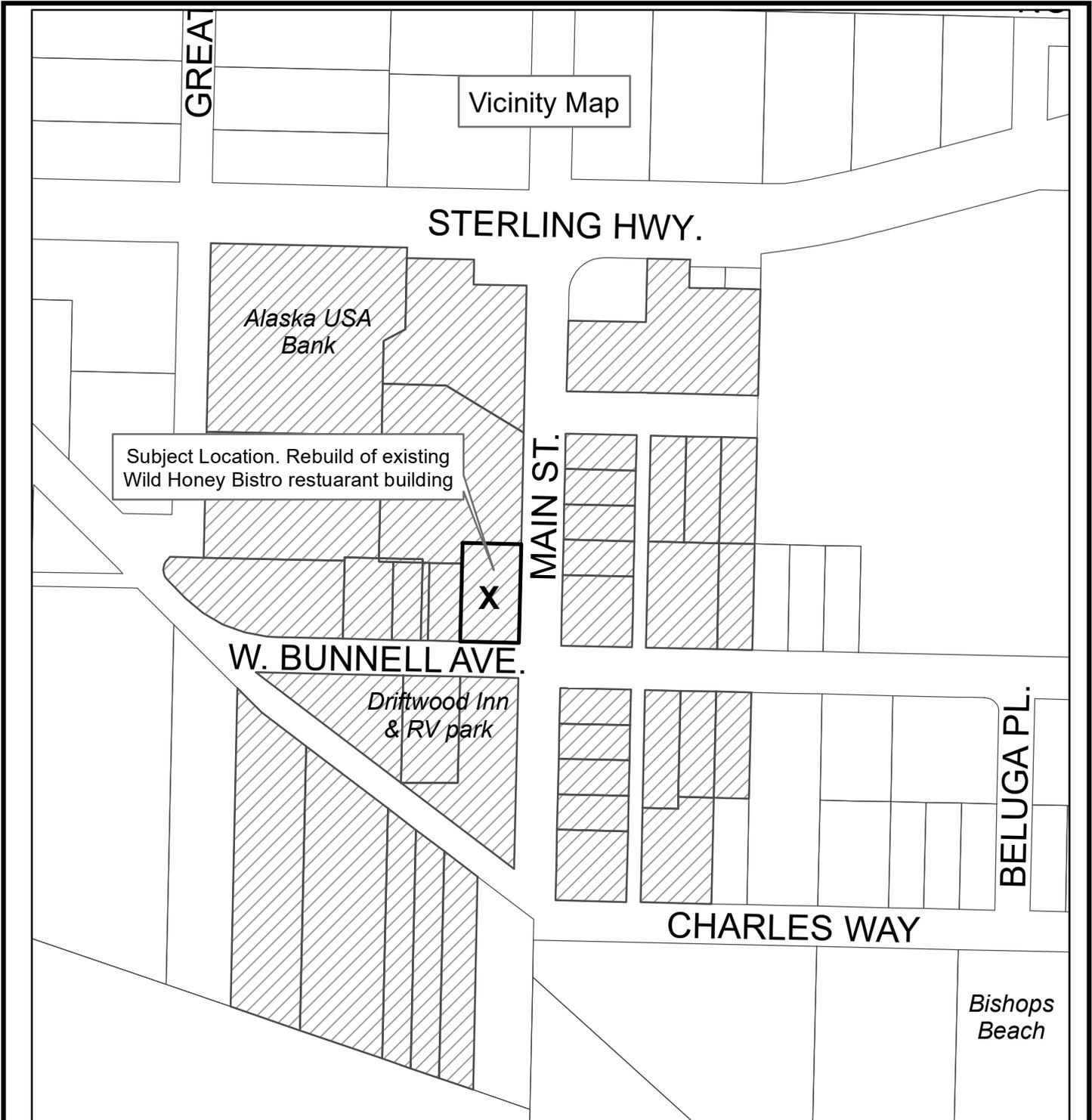
Visit the link above or call the City Clerk's Office to learn how to provide verbal testimony during the meeting via telephone or the Zoom online platform. Written comments can be emailed to planning@ci.homer.ak.us or mailed to Homer City Hall, 491 E. Pioneer Ave., Homer, AK, 99603. Comments may also be placed in the Homer City Hall drop box at any time. They must be received by 4pm on the day of the meeting.

If you have questions or would like additional information about the proposal, please contact Travis Brown with the Planning and Zoning Office at 235-3106. If you have questions about how to participate in the virtual meeting, please contact Renee Krause with the City Clerk's Office at 235-3130.

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

.....

VICINITY MAP ON REVERSE

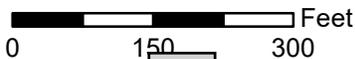


City of Homer
 Planning and Zoning Department

9/24/20

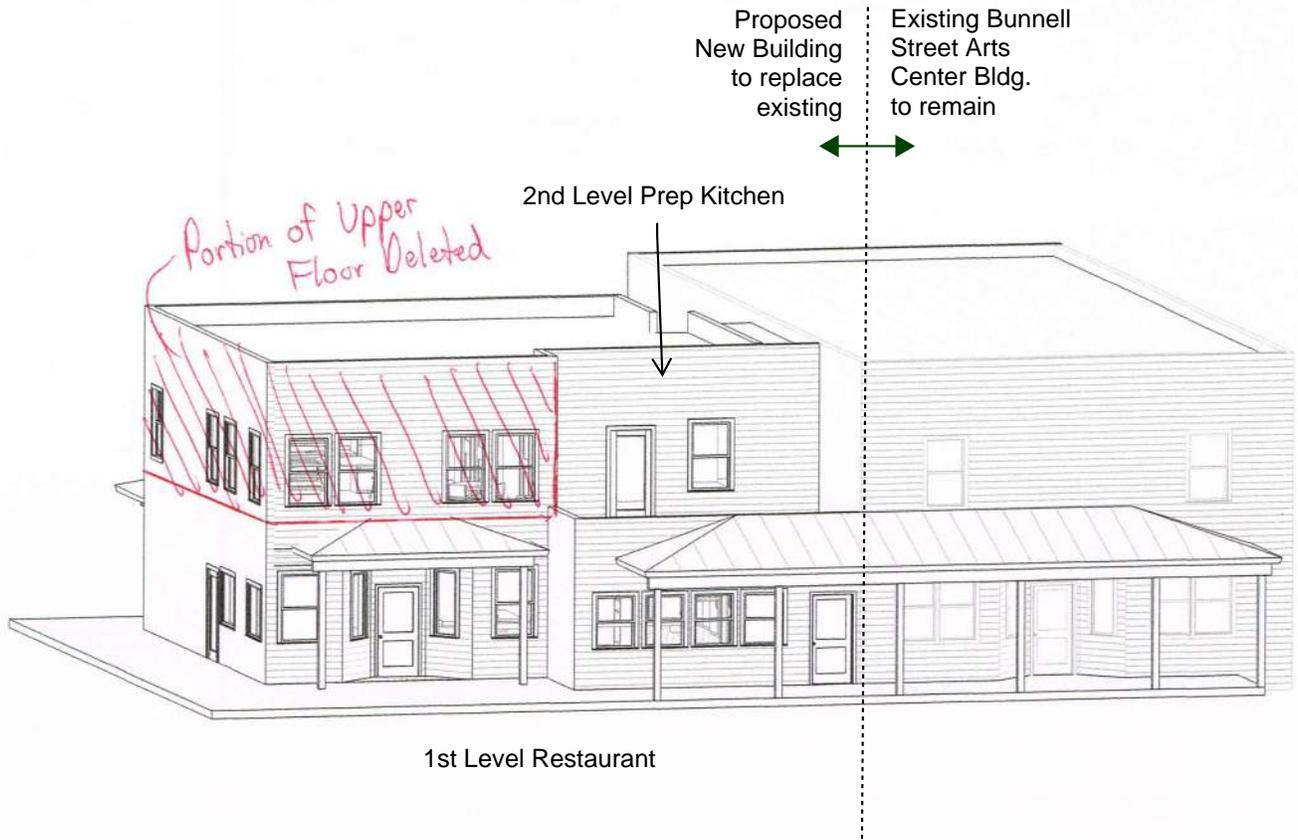
**Request for
 Conditional Use Permit 20-15
 106 W. Bunnell Ave.**

Marked lots are within 300 feet and
 property owners notified.

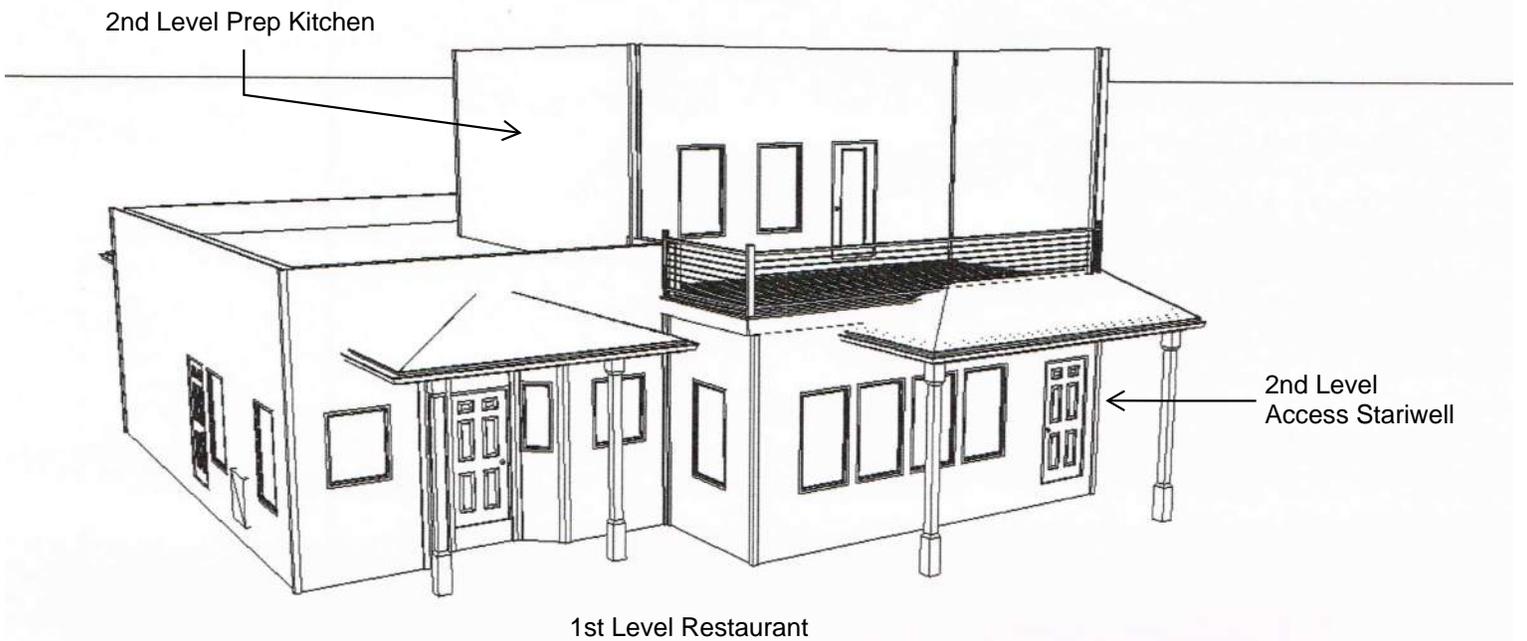


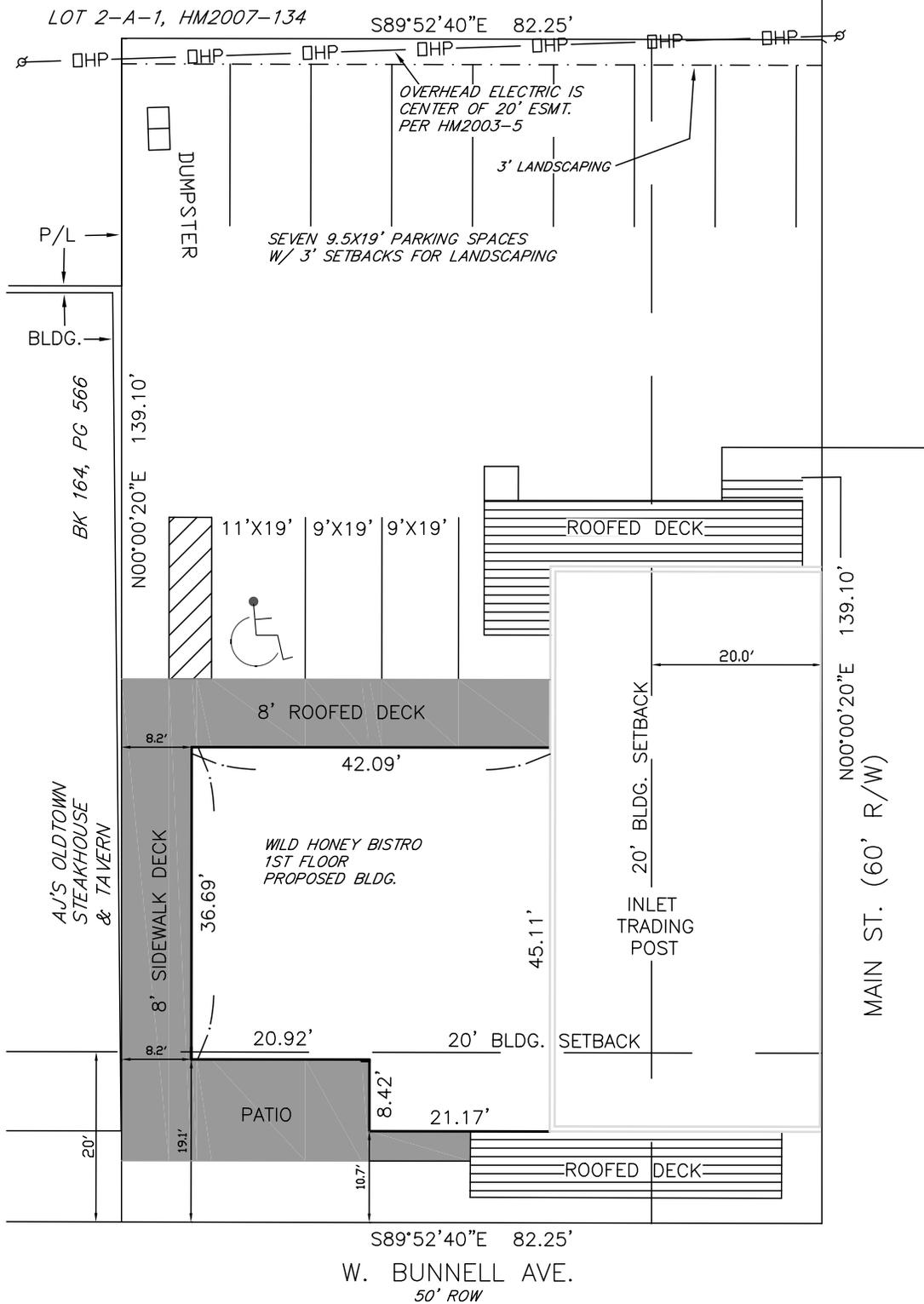
*Disclaimer:
 It is expressly understood the City of
 Homer, its council, board,
 departments, employees and agents are
 not responsible for any errors or omissions
 contained herein, or deductions, interpretations
 or conclusions drawn therefrom.*

"Elevation A"



"Elevation B"





JOB No.	5225
DATE	09/14/2020
SCALE	1" = 15'
ADDRESS:	106 W. BUNNELL AVE
DRAWING	5225_5138_5169
TAX PARCEL	17516052
PLAT No.	2011-2
SECTION	19
TOWNSHIP	86
RANGE	13W (S.M.)

PLOT PLAN
WILD HONEY BISTRO
 LOT 1-A CHAMBERLAIN & WATSON NO.4
 WITHIN SE1/4 SEC 19, T 6S, R 13W (S.M.)
 IN THE CITY OF HOMER
 HOMER RECORDING DISTRICT

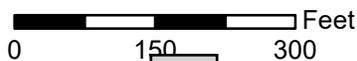
ABILITY SURVEYS
 REGISTERED LAND SURVEYORS
 (907) 235-8440
 152 DEHEL AVE., HOMER, ALASKA 99603



City of Homer
 Planning and Zoning Department

9/30/20

**Request for
 Conditional Use Permit 20-15
 106 W. Bunnell Ave.**



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 departments, employees and agents are
 not responsible for any errors or omissions
 contained herein, or deductions, interpretations
 or conclusions drawn therefrom.*



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

MEMORANDUM

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: September 24, 2020
SUBJECT: City Manager's Report for September 28th Council Meeting

RAVN Update

Immediately after Council approved an emergency ordinance allowing the City Manager's office to pursue a lease agreement with the "new" RAVN, we began to move that process forward. Rachel Friedlander has been working diligently with the future tenant to get a lease drafted and required paperwork in order. The lease is contingent upon the approval of the State of Alaska and the official rejection of the lease held by the "old" RAVN. At the time of this report, a draft lease has been sent to the State of Alaska for approval and bankruptcy attorney, Gary Sleeper from JDO, has also been assisting our efforts as they relate to the lease held by the "old" RAVN. I expect we will be able to complete this process in very short order.

Flying Whale Update

Flying Whale lease was terminated at the special meeting on September 14th. Staff is coordinating with the tenants to vacate their space at the airport. We anticipate that they will complete their exit by the end of September. Staff will begin to consider options to remarket that space shortly thereafter.

CARES Act Funds Dashboard

With help from Finance Director Walton, we have been creating some basic data visualizations of the City's CARES Act funding. We're still dialing in the format and the types of graphs involved. The goal is to have information available in a format that allows Councilmembers and the public to see at a glance what funds have been granted to the city, what appropriations have been made, and how much has actually been spent. We are also collaborating with Engineering/GIS Technician Aaron Yeaton to see if we can develop useful visualization tools using ArcGIS StoryMaps. I will provide updates as this experiment continues. If we find a format that really works for the Council and the public we will attempt to replicate the effort with other funds.

HERG Program

The Household Economic Relief Grant (HERG) program is important to helping Homer residents who are experiencing economic hardship due to lost wages and extra expenses from COVID-19. It will help pay for essentials goods and services to stabilize families in their homes. We anticipate this program will launch September 28th with an application deadline of Friday, October 16th. This opportunity will be widely advertised through radio PSA, press releases, Facebook, and newspaper ads. Applications can be submitted online with paper copies available at the City Clerk's office.

Food for Kids and Teens

The Food for Kids and Teens program at the Library will continue through the winter. Free bags of food are available Monday through Friday, 10am-6pm. Anyone in need is welcome to collect a bag from the plastic tote outside the library, near the book drop. Thank you to the Homer Food Pantry for their generous support of the community!

Vehicles in the Right-of-Way

With winter almost upon us, staff is ramping up efforts to discourage parking vehicles and storing personal property in the City's rights of way. This will be particularly important when snow begins to fall and our plows hit the streets. Staff from my office, Public Works, and Homer Police Department have been discussing ways to increase public awareness of this issue, how we can change behaviors, and how to enforce regulations when all other avenues have failed.

Water Level Sensor at the Harbor

Earlier in the summer, the Alaska Division of Geological & Geophysical Surveys Coastal Hazards program installed a water level sensor in the Harbor. The sensor measures how high the water is every hours and sends the data to a website for public viewing: <https://stilltek.com/stlwtr/iGage7/>. Some of the benefits of this program include: knowing the height and timing of the tide within one hour of the time it is checked; identifying whether the predicted high and low tides of the day are correct or not; measuring the height of storm surges and other high water events; updating models of tides, surges, and other water levels to improve predictions. More information about the Alaska Water Level Watch program can be found here: <https://aoot.org/alaska-water-level-watch/>.

Halloween

Halloween is fast approaching and COVID-19 is still here. This is uncharted territory for everybody. In past years we have received special permit applications for Halloween events from the community. I don't know if we will this year or not. Prior event organizers have reached out to staff to ask questions while they consider their options. Staff has also received general questions from the public regarding the holiday and trick or treating. We're watching what innovations are being proposed in other communities and reaching out to local partners to see if any of them are working on COVID-safe events.

Homer Recreation Manager to be President of Alaska Recreation and Parks Association

Mike Illg, Recreation Manager, is president-elect to the [Alaska Recreation and Parks Association \(ARPA\)](#). ARPA's mission is to provide a forum for interchange of ideas and information among parks, recreation and wildland professionals and supporters; promote the personal, environmental, social and economic benefits of parks, recreation and wildlands; coordinate, organize and promote quality educational opportunities; and prepare and provide educational information relating to parks, recreation and wildlands. Mike's term as president begins in October.

Analysis of 2nd Quarter Sales Tax

In a previous manager's report it was stated that staff would bring forth an analysis of the 2nd quarter sales tax for discussion with Council. I would like to make this the topic of an October 12th work session if the Council is amenable to that suggestion.

Plastic Bag Ban Update

At the previous Council meeting there was discussion revolving around the suspension of the plastic bag ban which was tied to the COVID disaster declaration. At the meeting I reached out to Public Health and have

done some research into the use of plastic bags in the context of the current pandemic. I expect that staff will be able to prepare materials in order to discuss this issue in October.

Enclosures:

1. Food for Kids & Teens Program Instagram Flyer



Homer
Food
Pantry

Food for Kids & Teens

Are you hungry?

Free

grab & go bags

of non-perishable food for
hungry and/or homeless

kids & teens

are available!



@ Homer Public Library

(near the bookdrop, on side of building)

Mondays - Fridays

10am - 6pm

**Food DONATIONS should be taken to the
Homer Food Pantry**

Homer Public Library 907-235-3180

www.cityofhomer-ak.gov/library || 500 Hazel Ave.