



City of Homer

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Planning

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: TRAVIS BROWN, PLANNING TECHNICIAN
DATE: APRIL 21, 2021
SUBJECT: SUPPLEMENTAL PACKET

PUBLIC HEARINGS

Staff Report 21-24, Conditional Use Permit (CUP) 21-03 to allow a light manufacturing brewery at 870 Smoky Bay Way

- Comment from Michael McKinney dated 4/21/21

PRELIMINARY PLATS

Staff Report 21-25, Fowler's Bench Preliminary Plat

- Comment from John Fowler dated 4/20/21
- Comment from John Fowler Re: Trail Easement dated 4/21/21

Travis Brown

From: mckinney michael <hoosieralaskan@yahoo.com>
Sent: Wednesday, April 21, 2021 10:45 AM
To: Department Planning
Subject: CUP 21-03 brewery at Smoky Bay Way

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My Name is Michael McKinney. My wife and I live at 972 Lakeside Drive, Homer. We received a letter informing us of a plan to build a Brewery in our neighborhood at 870 Smokey Bay Lane. Our home is within 300 feet of the proposed Tavern. I am sending this email to outline my strong objections to this plan. The applicant states that the "lot is surrounded by 3 small residential houses, 1 large office building, and a large self storage facility." This is true, but if you look at the 300 foot radius of the map we were given in the letter, there are @ 15 residential homes, the Rec Room (a Youth Resource and Enrichment Co-op) a children's play park (Jeffrey Park) and the Center (Homer mental health facility). Going beyond the 300 foot mark the residential homes increase exponentially. My point is this: the City may have zoned this area Residential/Commercial, but reality has zoned it Residential. This is a neighborhood where families take their children for walks, bike rides, walk their dogs, go to the park. This brewery will increase vehicular traffic. The businesses that are here are businesses that don't cause much extra traffic. They are mostly businesses that are by appointment, one car comes in, stays briefly, then leaves. I am also concerned about the amount of beer each customer can be served.. According to State law the brewery can serve each customer 32 ounces of beer per day. According to National Highway Transportation Safety Administration statistics, a 200 pound man can drink 3 twelve ounce beers in one hour and still be legally able to drive. That is 36 ounces. That man might still be too impaired to drive safely.. The applicant states that there will be a camera in place to observe the tasting room. Is that enough to guarantee that no customer is over served?

I realize that the applicant has spent a great deal of time and money to move and expand his business. I understand that it is probably too late to stop this CUP from being granted. I think that if the residents of the neighborhood had been given more time to react to this proposal, more people would have protested. I do not believe that having this business in our neighborhood will increase our property values.

Again, I understand that this is a mixed Residential/Commercial zoned area, but I cannot emphasize enough that reality has zoned it residential and putting a business here that puts the neighbors in danger is not fair.

Thank you for your time.

Travis Brown

From: Julie Engebretsen
Sent: Tuesday, April 20, 2021 10:02 AM
To: Travis Brown
Subject: FW: Fowler's Bench prelim plat

From: john fowler <johnfowlerski@gmail.com>
Sent: Tuesday, April 20, 2021 9:46 AM
To: Julie Engebretsen <JEngebretsen@ci.homer.ak.us>
Cc: Kenton Bloom <seabrightz@yahoo.com>
Subject: Re: Fowler's Bench prelim plat

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City of Homer Planning department,

Thank You for your staff time in reviewing our preliminary plat. We, (Seabrite Surveying, Kenton Bloom and I), have no issues or problems with any of the 6 staff recommendations provided in the staff review of our preliminary report. We agree to provide all of these recommendations including the north south pedestrian connection easement in our final plat. I will be attending the meeting via zoom and am happy to address any questions at that meeting, or feel free to call or send an email if there are any other items you folks need from me previous to the meeting.

Thanks again for your time and attention to this matter,

John Fowler
907 529-8090

Travis Brown

From: Julie Engebretsen
Sent: Wednesday, April 21, 2021 11:45 AM
To: Rick Abboud; Travis Brown
Subject: FW:

From: john fowler <johnfowlerski@gmail.com>
Sent: Wednesday, April 21, 2021 11:37 AM
To: Julie Engebretsen <JEngebretsen@ci.homer.ak.us>; Kenton Bloom <seabrightz@yahoo.com>
Subject:

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Homer planning department staff,

In regards to the pedestrian trail easement. The new pedestrian easement will go generally along the new property line between the two parcels, Tract A and B, Connecting to the section line easement on the east end of the future tract A. This makes a spectacular trail with tremendous views out over the bay. It is our intention and commitment to create a practicable trail easement connecting the trail easements already given to the city as a part of the canyon trails subdivision on to the north east corner of Tract A of this proposed plat.

Thanks for your time and consideration in this matter,

John Fowler