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Memorandum
Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: RENEE KRAUSE, DEPUTY CITY CLERK II
DATE: FEBRUARY 15, 2023
SUBJECT: SUPPLEMENTAL

4. RECONSIDERATION

4. A. Reconsideration issued by Commissioner Venuti:
Forest Trails Subdivision Preliminary Plat
Agenda Item Report PC 23-012

1. Resolution 23-015, A Resolution of the City Council of Homer, Alaska, Supporting the Homer Planning Commission's Reconsideration of its February 1, 2023 approval of a Preliminary Plat for the Forest Trails Subdivision; and Urging the Planning Commission to Include a Reference to New Requirements Related to Sidewalks Laid out in Homer City Code 11.04.120. **pg 2**

2. Public Comment Received **pg 3**

CITY OF HOMER
HOMER, ALASKA

Davis/Erickson

RESOLUTION 23-015

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA SUPPORTING THE HOMER PLANNING COMMISSION'S RECONSIDERATION OF ITS FEBRUARY 1, 2023 APPROVAL OF A PRELIMINARY PLAT FOR THE FOREST TRAILS SUBDIVISION; AND URGING THE PLANNING COMMISSION TO INCLUDE A REFERENCE TO NEW REQUIREMENTS RELATED TO SIDEWALKS LAID OUT IN HOMER CITY CODE 11.04.120.

WHEREAS, The Homer City Council has delegated to the Homer Planning Commission its Statutory Authority to approve new subdivisions within the City Limits of Homer; and

WHEREAS, The Homer City Council last year amended HCC 11.04.120 to require that new subdivisions include, at the developer's cost, dedicated facilities for non-motorized transportation along certain streets; and

WHEREAS, The Homer Planning Commission at its February 1, 2023 meeting approved a preliminary plat for the Forest Trail Subdivision that did not include or identify the eventual location of any facilities for non-motorized transportation per HCC 11.04.120; and

WHEREAS, The Homer Planning Commission will reconsider this preliminary plat approval at its February 15, 2023 meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer welcomes the Homer Planning Commission's decision to reconsider its approval of the preliminary plat for the Forest Trails Subdivision, and urges that this and future preliminary plats include easements for and indicate locations of dedicated facilities for non-motorized transportation in accordance with HCC 11.04.120.

PASSED AND ADOPTED by the Homer City Council this 13th day of February, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Note: N/A

From:	Devony Lehner
To:	Renee Krause
Cc:	Janette Keiser
Subject:	LAYDOWN -- support for Reconsideration of Forest Trails Subdivision
Date:	Tuesday, February 14, 2023 10:46:32 PM
Attachments:	pc_packet preview pg 1-3 (1).pdf

LAYDOWN for February 15 meeting of the Homer Advisory Planning Commission

February 14, 2023

Dear Planning Commissioners,

I would like to express support for reconsideration of Forest Trails Subdivision (see highlighted item on attached agenda). I speak as a subdivision developer. My husband, Tom Taffe, and I developed the 51-lot Stream Hill Park Subdivision, which is upslope and near the proposed Forest Trails Subdivision.

As a natural resource developer and planner, I have long been interested in the functions of the hydrogeological systems that provide key "utilities" or "infrastructures" in areas being developed. These utilities can enhance our quality of life when they function well—e.g., by preventing flooding or subsidence or by providing clean water, etc.—and can cause untold heartaches and costs when they function poorly. As a result, I'd like to recommend that before the Homer Advisory Planning Commission approves a plat map for Forest Trails Subdivision, they consider the information listed at the end of my comments.

When Tom and I developed Stream Hill Park, we acquired the kind of information listed below and integrated it into our subdivision plans. Information was obtained both by hiring an appropriate engineer and by accessing online information available at KPB's Geohub parcel viewers (https://geohub.kpb.us/) and at Web Soil Survey (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm). As it happens, the engineer we hired was Registered Professional Engineer David Nyman, Principal at Restoration Science and Engineering in Anchorage. His staff bio notes that: "Throughout his career he has focused on providing integrated civil/environmental engineering services to governmental and private clients." Integration of civil and environmental engineering considerations was fundamental to us in developing Stream Hill Park (and I believe it should be essential in all Homer area developments).

Information listed below can assist in appropriately considering and addressing the full range of environmental conditions found in the Forest Hills Subdivision area. This information can be used to ensure that unforeseen and damaging onsite and offsite impacts—particularly downslope—do not occur. Given the popularity of the Calvin and Coyle Trail downslope of the proposed subdivision, offsite negative impacts could affect the entire community, including visitors.

If properly considered and appropriately integrated into subdivision design, information listed below can ensure that utilities serving the development will operate in ways beneficial to

subdivision developers, parcel buyers, and the community at large. This information also ensures that both natural utilities—like streams, wetlands, and other kinds of green infrastructure—and human-installed utilities—like septic systems, sewer lines, swales, retention ponds, etc.—are designed with integrated functionality and optimum long-term performance in mind. Inasmuch as the City of Homer requires subdividers to provide utility plans in Subdivision Agreements approved by Public Works, it is appropriate for the HAPC to request that information listed below be obtained, considered, and integrated into subdivision plans submitted for HAPC review.

Recommended information for reconsideration of Forest Trails Subdivision plan:

- A map showing boundaries and acreages of watershed area(s) feeding into subdivision lands. Mapped watershed area(s) will supply streams and other drainages into and through the subdivision, including wetlands providing recharge, discharge, and storage areas (see also wetland map below).
- Calculations, based on available precipitation data, of maximum runoff volumes likely to result from maximum rainfall events and rapid snowmelt. These runoff and meltwater volumes will need to be accommodated by utilities designed for this purpose. Note that mature spruce trees can intercept large volumes of both rain and snow and thus significantly reduce runoff outflow from the subdivision.
- High resolution* maps showing
    - soil map units (soil series) – should be more detailed than 1:25,000;
    - wetlands, particularly areas mapped as hydric soils – should be more detailed than 1:25,000;
    - percent slopes characterizing the area;
    - linear and polygon areas where stormwater and meltwater runoff are currently conveyed and/or stored—both in the proposed subdivision area and immediately downslope of the development – should be more detailed than 1:25,000.

Thank you for your reconsideration, and thank you for your consistent hard work and commitment to the health and wellbeing of the Homer community. Your efforts are recognized and appreciated!

Devony

*Note, 1:25,000 is the functional resolution (scale) of Web Soil Survey maps (see https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm) and KWF Wetlands Assessment layer maps (see https://gis.kpb.us/map/index.html?viewer=landcover); this resolution is not generally high enough for detailed site-specific subdivision planning. These overview maps should be field checked and enhanced as needed depending on proposed land uses and the variability of terrain, hydrology, plant communities, mapped soils, etc.