



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

## Memorandum

### Agenda Changes/Supplemental Packet

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

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#### 3. **PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA**

- 5.B. Decisions and Findings for Conditional Use Permit 2023-01 for Building Area in Excess of 30% of the Lot in the Central Business District.

Public Comments Received

**Pages 3-7**

Memorandum PL 23-05 from City Planner

**Pages 8-10**

#### 10. **PENDING BUSINESS**

- 10.A. Forest Trails Subdivision Preliminary Plat Reconsideration  
Agenda Item Report PC 23-020

Reformatted and Enlarged attachments Figure 1A to Figure 10 **pages 11-30**  
(Pages 83-92 of the packet)

**From:** [Meares](#)  
**To:** [Renee Krause](#)  
**Subject:** Written Testimony for Commission/Board Meetings  
**Date:** Friday, March 10, 2023 4:56:38 PM

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

Written Testimony for the Planning Commission Name:  
Don and Carol Meares Email: don@meares.us Phone:  
907-322-2301 Residency: City Resident Meeting to  
Participate In: Planning Commission Regular Meeting  
Wed, 03/15 Public Hearings - Citizens may comment on  
items scheduled for public hearing when the Presiding  
Officer opens the Public Hearing. Item 3A Written  
Testimony:

Don and Carol Meares  
3459 Main Street, Unit 2  
Homer, AK. 99603  
March 10, 2023

Reference: CUP application for the project at Wild Honey  
Bistro, 106 W Bunnell, Unit B (CUP 23-01)  
Dear Homer Planning Commission  
and City Planner,

Since 2008 we have been residents of Old Town Cottages (number 2). We have been long time customers of the businesses that have used the Wild Honey location as well as the other commercial ventures along the Bunnell corridor.

We have been long supporters of the Old Town district and enjoy the experience of living in a working historic district.

We have watched Wild Honey's struggles including the continuous costly and frustrating issues with the current building limitations including safety, customer flow, kitchen size, and a storage building well past its prime. Wild Honey continues to attract repeat customers and provide employment opportunities despite these limitations. We have strong faith in the Livingston family's ability to continue to make a positive presence through quality of product, aesthetics, employment, and function within the community.

Wild Honey contacted us, and we reached out to other members of the Old Town Cottages Landscaping Committee. We are committed to working together to improve the visual issues along the shared property boundary line including the dumpster and vegetative border.

The set-back issue was well illustrated in the recent street and sidewalk planning project on Bunnell. The set-back is not an issue that the city can resolve at this time,

it is represented in many of the buildings along the Bunnell corridor. The Wild Honey plan is to stay within the original building footprint without impacting the setback that has existed for decades.

We support the Wild Honey Bistro Project in full as it will improve and clean up the community as well as provide for a more efficient and successful business in our neighborhood. We hope that this project can move forward in the most expedient manner so that the business can be successful for this season and bring revenues to the City of Homer as well.

Sincerely,

Carol Meares  
206-617-4049

Don Meares  
907-322-2301

Electronic Signature: Don Meares, Carol Meares  
Submitted on Friday, March 10, 2023 - 4:56pm The  
results of this submission may be viewed at:

[https://www.cityofhomer-  
ak.gov/node/60481/submission/50444](https://www.cityofhomer-ak.gov/node/60481/submission/50444)

**From:** [Melissa Jacobsen](#)  
**To:** [Renee Krause](#)  
**Subject:** FW: For Planning Commission: a letter of support  
**Date:** Monday, March 13, 2023 8:25:48 AM

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

From: Karyn Murphy <staycuriouskaryn@gmail.com>  
Sent: Sunday, March 12, 2023 5:19 PM  
To: Department Clerk <clerk@ci.homer.ak.us>  
Subject: For Planning Commission: a letter of support

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Dear City of Homer Planning Commission,

I am writing in support of the current efforts of the restaurant Wild Honey at 106 W Bunnell Street to improve the building where they do business.

Wild Honey provides excellent service to this town. Not only as a restaurant providing reliable hours of service, utilizing local foods, and staying open year-round for local residents, but also providing employment at a living wage for several people.

The ability for Wild Honey to serve the community will be enhanced by their work to upgrade the existing structure on their property. Their desire to improve an existing part of their building does not change the footprint of the building, and instead takes an existing run-down section of their building and makes it usable. It improves not only the restaurant's abilities, but also the appearance of the neighborhood.

Please approve the existing CUP at your next meeting. It is important to me and the community that the owners of Wild Honey are able to proceed with plans so that the changes can be implemented before this next summer tourist season. A delay would be detrimental to contractor availability and could cause them to have to reconsider staying in our community and moving their business to another town.

Again, Wild Honey has submitted plans that do not change the existing footprint of their building. The plans they have improve their ability to provide restaurant service and employment to our community. Please help us keep this vital business thriving by approving the existing CUP.

Thank you for your service and your consideration of this letter of support, Karyn Murphy PO Box 1428 Homer, AK 99603

**From:** [Wise](#)  
**To:** [Renee Krause](#)  
**Subject:** Written Testimony for Commission/Board Meetings  
**Date:** Monday, March 13, 2023 1:58:07 PM

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Written Testimony for the Planning Commission Name:  
Troy Wise Email: [nineteenthstmancave@icloud.com](mailto:nineteenthstmancave@icloud.com)  
Phone: 907-235-8151 Residency: City Resident Meeting  
to Participate In: Planning Commission Regular Meeting  
Wed, 03/15 Public Comments - Citizen may comment on  
regular agenda items not scheduled for public hearing or  
Plat Considerations (Planning Commission only) such as  
Consent Agenda items, Minutes, Reports, Pending  
Business, New Business, and Informational Materials.  
Written Testimony:  
Good Afternoon,

I would like to express my support for the Wild Honey  
proposal to expand their commercial kitchen within the  
footprint of their business.

I'm extremely grateful for their cafe and disappointed in  
the way they have been treated by Homer City zoning  
department.

They have been serving the community for over five years and don't deserve the treatment they are receiving from the City.

I urge the Homer City government to take a step back and help rather than hinder their efforts to utilize their space efficiently and improve the experience for their customers.

They are not a threat to our way of life in Homer. Please support this local business.

Electronic Signature: Troy L Wise Submitted on Monday, March 13, 2023 - 1:57pm The results of this submission may be viewed at: <https://www.cityofhomer-ak.gov/node/60481/submission/50449>

TODD YOUNG  
3459 MAIN STREET #6  
HOMER, AK 99603

March 14, 2023

Homer City Planning Commission  
City Planner Homer  
Pioneer Road  
Homer, AK 99603

Re: 106 W. Bunnell Unit B

Dear City Planning Commission + City Planner:

We live in old town cottages. We support Homer and the civic minded embrace of our city council. I learned the Planning Commission denied the Livingston family's request to renovate its perch on Bunnell. Wild Bistro Honey is a place we patronize and look out at from our kitchen window. We also see AJ's Steakhouse and the Driftwood Inn. This proximity gives us some insight to the conundrum confronting you.

The set back issue which prevented issuance of a permit for the Livingston's project is problematic, not just for the Livingston family as well as for the City but for our community. We have the proverbial standoff or stand down between an operating business in need of renovating its perch, not to make it pretty but to make it safe, secure and functional for the next several decades and the Homer Planning Commission's embrace of a plan that does not achieve this mutual desire of our City, community and the Wild Bistro Honey Emporium's need to renovate. What do we care about an inch or two if we achieve a variance allowing safety and security for the shops on Bunnell, less risk for our volunteer fire department while at the same time helping our city's tax base. Hopefully we can see our way to supporting the Livingston's project. The present denial may not rise to the level of arbitrary and capricious. It does rise to the level of harsh and hazardous leaving the status quo without anyone benefiting while leaving the community worse off. If there is no one in the neighborhood opposed we are left with the City Planning Commission's inflexible embrace of a plan that might warrant reconsideration. Hopefully this letter will be a catalyst for revisiting modifications to accommodate everyone.

Sincerely,

*Todd Young*



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### Memorandum PL 22-05

TO: HOMER PLANNING COMMISSION  
FROM: RICK ABOUD, AICP, CITY PLANNER  
DATE: MARCH 15, 2023  
SUBJECT: CONDITIONAL USE PERMIT (CUP) PROCEDURES

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After receiving correspondence on the Decisions and Findings and other issues related to CUP 23-01, in addition to reported attempted or actual communications with Commissioners involved in the quasi-judicial item, I asked for clarification regarding procedures and options available to Commissioner's and the applicant from the City Attorney.

He provided me a communication that outlines provisions in code for CUP's and consideration for Commissioners once a motion has been made and approved after time for reconsideration has passed.

Basically, the Commission's decision is now final, the record is closed, and no substantive changes may be made to the Decisions and Findings document that would alter the motion passed at the last meeting. The applicant does have the right to appeal or take other actions to fulfil the conditions of the CUP. The Commissioners are asked to disclose their communications with the applicant.

I would like to correct the Attorney's correspondence that there are in fact 6 conditions that were approve with CUP 23-01 and not 5.

#### Attachments

City Attorney Email

**From:** [Michael Gatti](#)  
**To:** [Rick Abboud](#)  
**Subject:** Wild Honey Bistro CUP  
**Date:** Wednesday, March 15, 2023 11:43:14 AM  
**Attachments:** [image001.png](#)  
[image004.png](#)

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Rick,

Further to our recent discussions regarding CUP 23-01 and your recent communications with the applicant, we advise Homer City Planning as follows:

Following a public hearing conducted on March 1, 2023, the Homer Planning Commission approved CUP 23-01 in a subsequent written decision setting forth findings and conditions with regard to the application. That CUP permits the applicants to build over an area in excess of 30% of the lot, pursuant to HCC 21.18.040(d). CUP 23-01 contains five conditions, one of which requires the applicants to "Obtain approval of structures in the setback prior to commencement of any building activities." You have correctly advised the applicants that approval of structures in the property's setback requires an additional CUP for a reduction of the 20-foot setback requirement pursuant to HCC 21.18.040(b)(4). You also correctly advised the applicants that under Condition 1 of CUP 23-01 and HCC 21.71.020(a)(9), they must obtain a signed authorization from the property's other owner, Asia Freeman, consenting to the application for CUP 23-01 and consenting to be bound by the permit's terms.

The Commission's written decision with regard to CUP 23-01 is final. There is no procedure in the Homer City Code to re-open the application for CUP 23-01 to address any additional issues, supplement the record, or reconsider or clarify the decision. The applicants may appeal the Commission decision to a hearing officer pursuant to HCC 21.93.020(b)(1) if they disagree with some aspect of the decision. However, the Commission does not have the authority to revisit CUP 23-01.

You have informed us that the applicants may have communicated with individual commissioners following the March 1, 2023 hearing. Such communications would constitute a prohibited ex-parte contact. Commissioners must refrain from communicating with applicants about matters which have come before the Commission, even if the Commission has already decided them, due to the possibility of an appeal and subsequent remand of the matter to the Commission. Commissioners should disclose any ex-parte contacts with the applicants.

Please let us know if you have any questions regarding these issues.



**Max D. Holmquist**

Attorney

Jermain, Dunnagan & Owens, PC

3000 A Street, Suite 300

Anchorage, AK 99503

Tel: 907.563.8844

Direct: 907.261.6648

Fax: 907.563.7322



**Michael Gatti**

Of Counsel

Jermain, Dunnagan & Owens, PC

3000 A Street, Suite 300

Anchorage, AK 99503

Tel: 907.563.8844

Fax: 907.563.7322

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# FOREST TRAILS SUBDIVISION SUPPLEMENTAL DIAGRAM

A REPLAT OF THAT PORTION OF THE NE1/4 SW1/4  
SEC 16, EXCEPTING THEREFROM THAT PORTION  
CONVEYED TO AK DOT&PF BY WARRANTY DEED (BK  
315 PG 496 HRD), T. 6 S., R. 13 W., SEWARD  
MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH,  
THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 4.853 ACRES



GRAPHIC SCALE

EAST END ROAD ROW  
WIDTH VARIES

PTN OF THE E1/2 SW1/4 SEC. 16  
LYING SOUTH OF EAST ROAD ROW

LOT 1  
10051 SQ FT  
0.231 ACRES

LOT 2  
10129 SQ FT  
0.233 ACRES

LOT 3  
12786 SQ FT  
0.294 ACRES

DEED PARCEL  
BK 211 PG 914 HRD

LOT 8  
10206 SQ FT  
0.234 ACRES

DEED PARCEL  
BK 67 PG 25 HRD

LOT 9  
13837 SQ FT  
0.318 ACRES

DEED PARCEL  
BK 259 PG 702 HRD

LOT 12  
13231 SQ FT  
0.304 ACRES

LOT 11  
12842 SQ FT  
0.295 ACRES

LOT 10  
16596 SQ FT  
0.381 ACRES

LOT 13  
10593 SQ FT  
0.243 ACRES

LOT 4-A BLK 1  
HM 2018-45

LOT 5-A BLK 1  
HM 2018-45

PTN OF THE W1/4  
SE1/4 SEC. 16

CANTRELL CREEK ROAD 60' WIDE ROW  
(47347 SQ FT DEDICATED THIS PLAT)

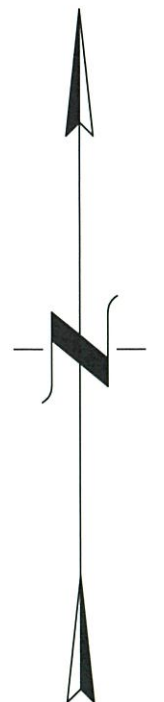
APPROX. C/L  
"CANTRELL" CREEK

LOT 4  
12827 SQ FT  
0.294 ACRES

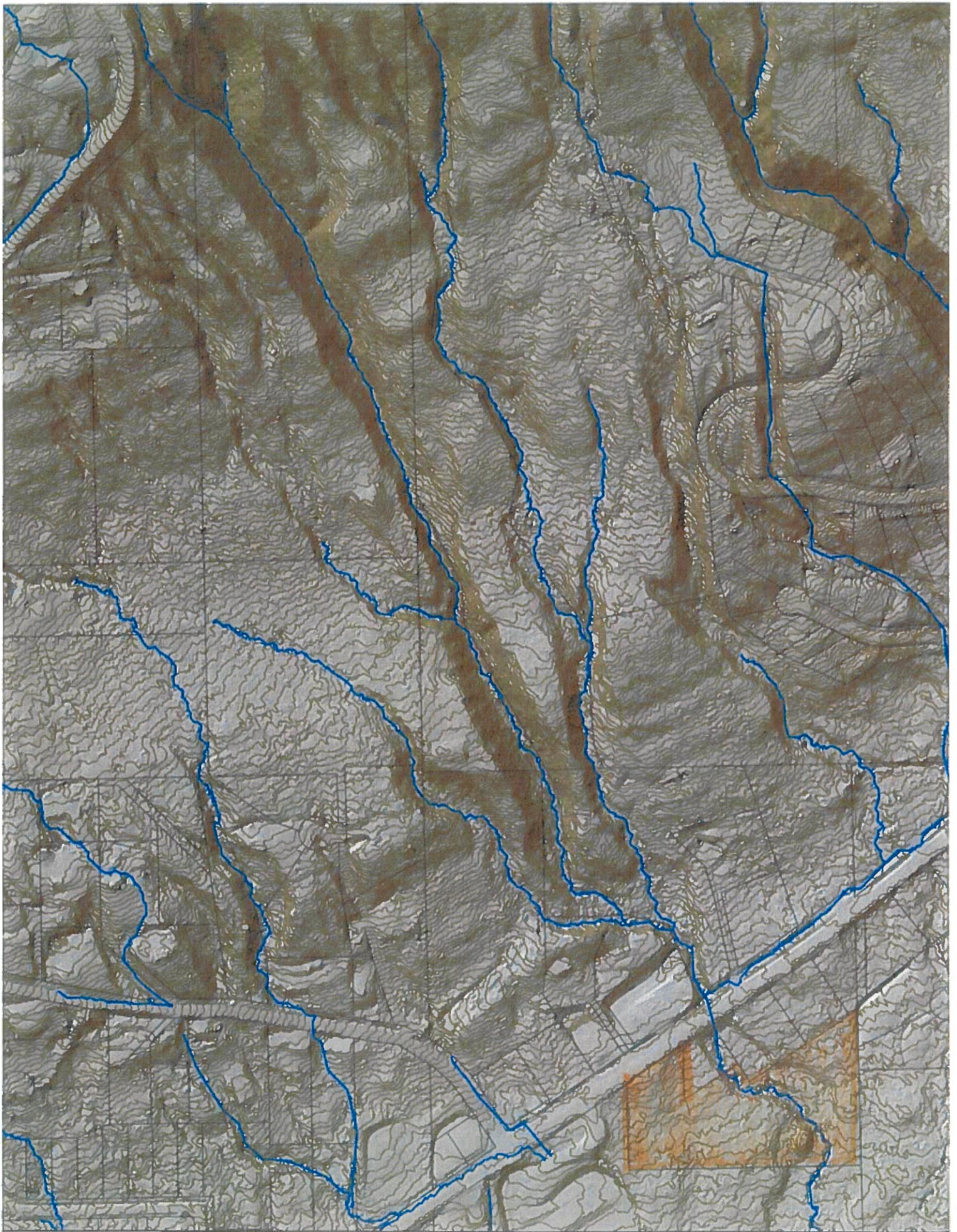
LOT 5  
12887 SQ FT  
0.296 ACRES

LOT 6  
12477 SQ FT  
0.286 ACRES

LOT 7  
15570 SQ FT  
0.357 ACRES







Based on lidar data developed by Kinney Engineering

Figure 2



# HOMER WETLAND COMPLEXES AND MANAGEMENT STRATEGIES

## Moose Population and Movements Around Homer

Moose have been abundant on the Kenai Peninsula for over 100 years (Lutz 1960). Moose are an important resource for hunters and are a desired spectacle for local wildlife viewers and tourists.

Densities around the state vary according to the quality of the habitat, predation levels, and other factors. The moose population around the greater Homer area (south of the Anchor River to Kachemak Bay) is currently over 500 animals and is considered a high-density population (Schwartz and Franzman 1985) with about 3 moose per square mile. This Homer moose population is currently the most abundant and productive population on the Kenai Peninsula. Moose from this population likely act as a "source" population in providing dispersing individuals to areas of lower moose densities around the lower Kenai Peninsula (Larionie et al. 1998).

Moose have evolved and adapted to habitat changes influenced by fire (Spencer and Haikala 1964, Loranger et al. 1990) and other natural disturbances. While disturbances such as fire increase the quality and quantity of browse for moose over time with the regeneration of new plant growth, the habitat changes caused by human development can remove important moose forage, eliminate access to existing forage, and/or fragment available browse into small and disconnected areas.

Moose and humans have shared the landscape in various Alaskan communities for many years. Moose inhabit areas within Anchorage because there still is available habitat. However, human-moose conflicts continue to increase as the human population grows and the amount of moose habitat decreases. Moose have been radiocollared in Anchorage using GPS technology that records locations multiple times each day. The data have not been analyzed; however, moose in urban areas appear to spend most of their time in natural areas including parks, greenbelts, and undeveloped properties near developments (R. Simon, Anchorage-ADF&G biologist, pers. comm.). These "green areas" provide moose browse, cover to escape from human disturbance and to stay cool, bedding areas for rest and food processing, and undisturbed areas for calving.

Moose around Homer eat a wide variety of vegetation based on the nutritional quality and availability of the plant species. In the summer when vegetation is plentiful, moose eat leaves from birch and willow along with forbs, grasses, sedges, and aquatic plants (LeResche and Davis 1973). During the winter, food is often limited and moose focus on twigs of limited nutritional quality such as birch, willow, and ornamentals planted around human residences. Willows are an integral part of the diet for moose especially in the winter. During the winter, when moose browse greater than 30% of the previous summers growth of willow stems, there can be an increase in the production of new stems the following year (Collins 2002). However, browsing over 80% of the previous years growth will increase the production of secondary plant compounds, which limits the amount of nutrition the moose receives from the plant (Collins 2002). Continued browsing of the new annual growth of a plant, such as paper birch, year after year can eventually kill the plant (Oldemeyer 1983). Every winter in Homer, most preferred willow species suffer nearly 100% browsing of the previous summers plant growth.

Moose spend much of their time along forest edges because of the availability of good browse and for avoiding human disturbance (Bangs et al. 1985). Utilization of moose browse species will increase with the severity of the winter snowfall (Collins 2002). Winter snow conditions are often severe in Homer. Deep snow conditions cover food sources and make traveling more energetically difficult for moose, especially calves. The deep snow winters of 1991/92, 1994/95, 1997/98, and 1999/00 resulted in severe overbrowsing of the available moose habitat and caused the death of over 200 moose in and around the city of Homer due to malnutrition. Even in relatively mild winters such as 2005-06, over 10 moose died in residential areas in Homer during late winter due to malnutrition. These mortality totals do not include many moose that die due to malnutrition and are unreported or undetected.

It is likely that a low-density moose population could survive within expansive human development with or without mitigating development and proactive planning for protecting moose habitat. However, mitigation measures to protect certain critical moose habitat patches in Homer will improve the long-term sustainability of our local moose population. The Homer moose population is currently a high-density population and the growth in the local moose population during the past 5-10 years has bolstered moose numbers in areas surrounding Homer. Moreover, failing to protect important habitats for moose in Homer will ensure a large proportion of the population will die due to malnutrition every winter. Negative moose-human interactions will also rise as moose increase their movements between available food patches and act defensively while feeding on small browse patches around human residences.

The purpose of identifying important areas of moose habitat and mitigating development of these habitats is not to improve or enhance the moose habitat that currently exists. The purpose is to lessen the impact of habitat loss that is inevitable with development. The assumption is that the public wants the local moose population to be healthy and negative encounters between humans and moose to be low. A desired decrease in the moose population to reduce potential human-moose conflicts should warrant a detailed plan of moose reductions via hunting rather than a slow removal of their prime habitat in the city and subsequent mortality due to malnutrition when winter snow conditions are severe. If the direction of wildlife management is to maintain a healthy moose population, then an active habitat management program is required. Providing mitigation measures for the human development of high-quality moose habitat within the City of Homer is a wise first step.

Thomas McDonough  
Wildlife Biologist  
Alaska Department of Fish & Game  
5 June 2006



## Synopsis

In 2005-2006 representatives of the City of Homer, US Army Corps of Engineers, Environmental Protection Agency, US Fish & Wildlife Service, Kachemak Bay Research Reserve, Cook Inletkeeper, Kenai Watershed Forum, Natural Resources Conservation Service, and Alaska Department of Fish & Game met to assess Homer wetlands. After a thorough review of methods, a scoring protocol was developed and all wetlands were scored. These strategies arose from that effort and are currently being used by some agency personnel to comment on Clean Water Act Section 404 wetland permits.

### Beluga Lake

Prohibit fill in Beluga Lake or the two associated wetland polygons (docks are permitted).

### Beluga Slough

Development in tidally influenced wetlands should be prohibited.

### Beluga Slough Discharge Slope

Development should be encouraged in this core area of Homer. Mitigate for the loss of moose habitat. Further development north of Bunnell Avenue and east of Main Street should be discouraged. A goal of this plan is to bring private parcels in this area into conservation status. Development in tidally influenced wetlands should be prohibited.

### Bridge Creek Wetlands

The wetland management strategy for this watershed is the same as the Bridge Creek Watershed Protection ordinance, which includes a prohibition on filling wetlands.

### Diamond Creek Wetlands

Maintain large lot sizes. Maintain a 100 ft setback of natural vegetation along either side of Diamond Creek and its tributaries. Crossings should be perpendicular to the channel, via bridge or oversized culvert and involve the minimum amount of fill necessary for safety. Where uplands exist on a lot they must be used prior to filling wetlands. If more than 3% of wetlands on any lot are converted to hardened surface they must be compensated for with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Downtown wetlands

On City-owned parcels, maintain greenbelts incorporating storm water retention designs. Where uplands exist on a lot they must be used prior to filling wetlands. If more than 3% of wetlands on any lot are converted to hardened surface they must be compensated for with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### East Beluga Discharge

Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Site design should include hydrologic connectivity to upstream and downstream parcels. Moose habitat values are high throughout. Moose habitat should be preserved or mitigated. Development along the border with the East Homer Drainageway Complex should maintain an 85 ft buffer of natural vegetation.

### East Homer Drainageway

This area should be targeted for preservation and restoration. Encourage purchasing of private lots by Kachemak Heritage Land Trust, Moose Habitat Incorporated and others. If possible, restore hydrology and repair or implement suitable storm water management measures along Kachemak Drive. Some fill may be allowed along Kachemak Drive.

### Kachemak Kettle

Maintain a 100 ft buffer along the East Homer Drainageway. Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Lampert Peatland

Maintain a 100 ft buffer around Lampert Lake. Mitigate for lost hydrologic, general habitat, and moose habitat functions in wetlands west of Lampert Lake. Discourage further development of wetlands east of Lampert Lake. Prohibit wetland filling more than 400 ft from Kachemak Drive.

### Landfill Kettle

Restrict development to the south side of the wetlands and along the highway. Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated. The peatlands should be preserved and buffered with a 50 ft setback of undisturbed natural vegetation as they are highly functional for water retention and filtering.

### Loop Kettle

Loss of moose habitat should be mitigated.

### NE Slough

Retain natural vegetation as is practicable. Preserve existing wetlands for water quality functions and moose habitat.

### N. Paul Banks Discharge

Encourage development here. Retain natural vegetation as is practicable. Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Ocean Kettle

Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Ocean Drive Kettle

Retain natural vegetation as is practicable. Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Outer Loop Kettle

Retain natural vegetation as is practicable. Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Overlook Park

Public lands: Maintain in conservation status and manage according to site management plan. Private Lands: Maintain moose habitat by limiting fill to the minimum necessary for a residence and minimum driveway and parking. No ditching or changes to drainageways should be allowed. Locate roads out of wetlands and out of drainageways to the extent possible. Maintain a 100 ft setback of natural vegetation on either side of Overlook Creek.

### Palmer Drainageway and Fan

Maintain a 100 ft setback of natural vegetation on either side of Palmer Creek. Crossings should be perpendicular to the channel via bridge or oversized culvert and involve the minimum amount of fill necessary for safety. All of these wetlands should be preserved. A wetlands bank with Moose Habitat Incorporated will target private parcels in this area, along with the East Homer Drainageway, for purchase and preservation. Wetlands within the City of Homer that have been targeted for moose mitigation are eligible to receive credits from this bank.

### Raven Kettle & Roger's Loop Depression

Avoid wetland fill. Maintain the hydrologic integrity of drainageways and water retention and filtration capacity of the complex. Where uplands exist on a lot they must be used prior to filling wetlands. If more than 3% of wetlands on any lot are converted to hardened surface they must be compensated for with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Runway Discharge

Within the airport boundary wetland hydrology should be maintained. Public lands: Those tracts outside the airport boundary should be maintained and managed for the values of the Homer Airport Critical Habitat Area. Private lands: Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### Upper Woodard

On City-owned parcels, maintain greenbelts incorporating storm water retention designs. Retain as much natural vegetation on individual lots as is practicable. Where uplands exist on a lot they must be used prior to filling wetlands. If more than 3% of wetlands on any lot are converted to hardened surface they must be compensated for with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

### West Beluga Slope

Public lands: Publicly owned lands should be preserved as undisturbed wetlands. Private lands: These should be prioritized and purchased over time for inclusion in a mitigation bank whose purpose is to preserve moose habitat. Development should be discouraged. A master plan should be developed for this area as it is a very important wetland complex, and it is probably the most threatened in the City of Homer.

### West Homer Discharge

Retain natural vegetation as is practicable. Accelerated runoff from hardened surfaces will be offset with swales and/or runoff retention ponds. Loss of moose habitat should be mitigated.

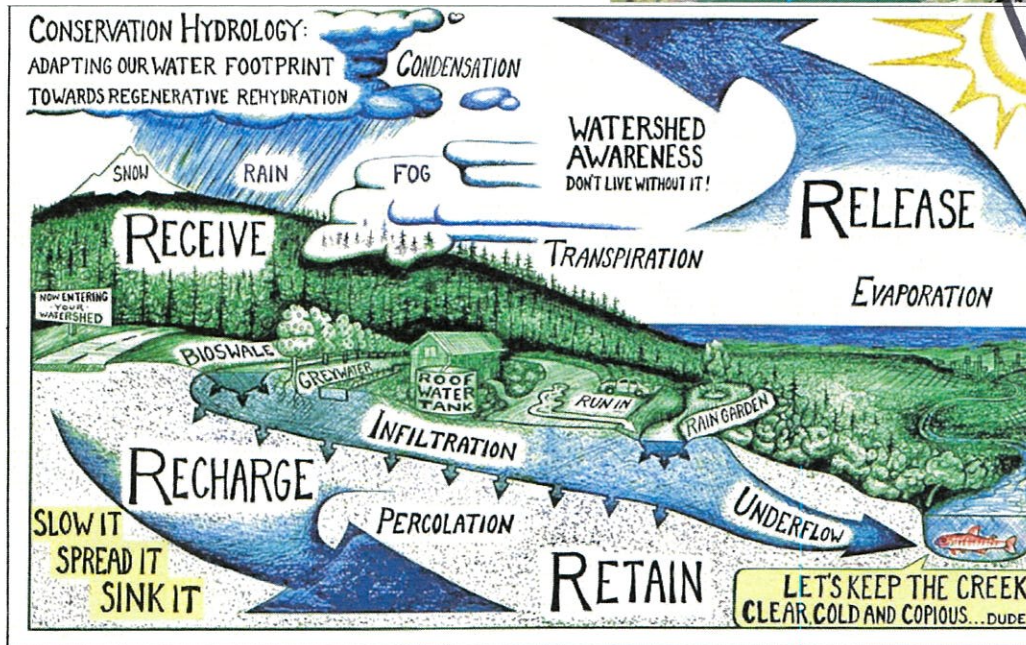
### "Natural Vegetation"

Natural vegetation consists of the vegetation that would be on the site without human manipulations. Lawns are not natural vegetation. Natural vegetation retains water and filters runoff. It is important for flood control and to remove pollutants from water running off roofs, paved areas, lawns, and cleared ground.



## Wetland management in the Beluga planning area

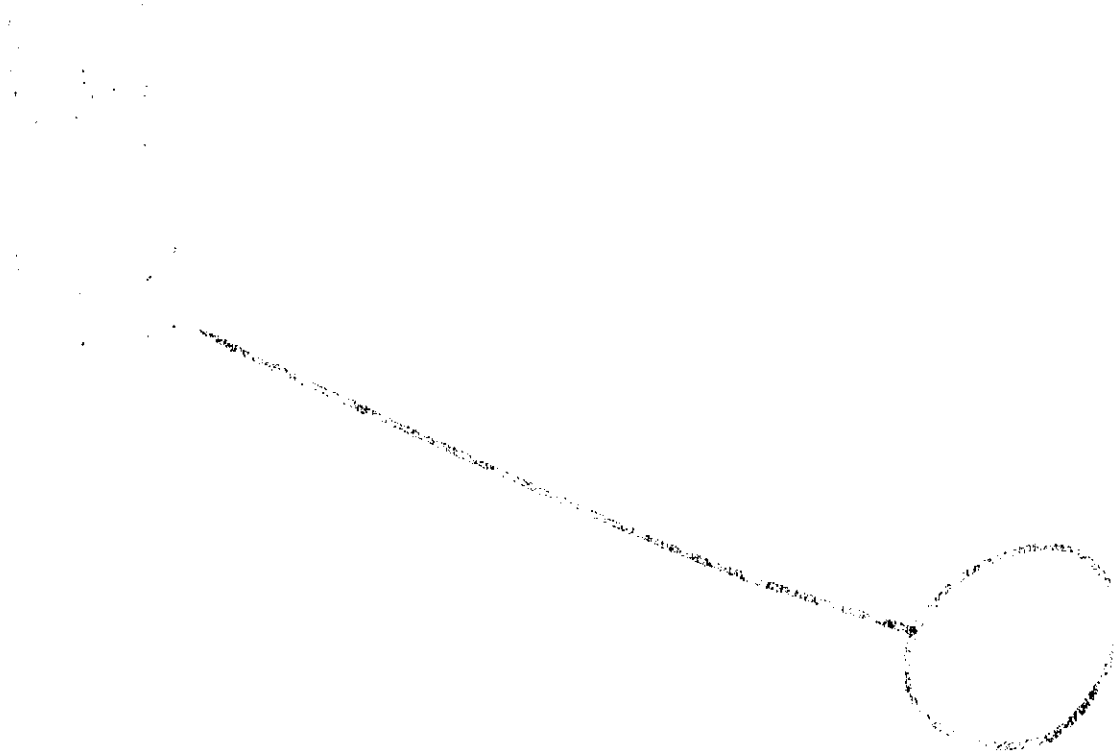
After the functions of Homer wetlands were assessed and scored, wetlands were ranked as high, moderate, or low based on the cumulative scores for all the functions they provide. The map at right shows wetland rankings in the planning area.



Wetlands help control stormwater. Stormwater can be reduced by following the general guideline illustrated at left:

**“Slow it—Spread it—Sink it”**  
(see Low Impact Development)

Subject property  
shown as High  
Value Wetlands

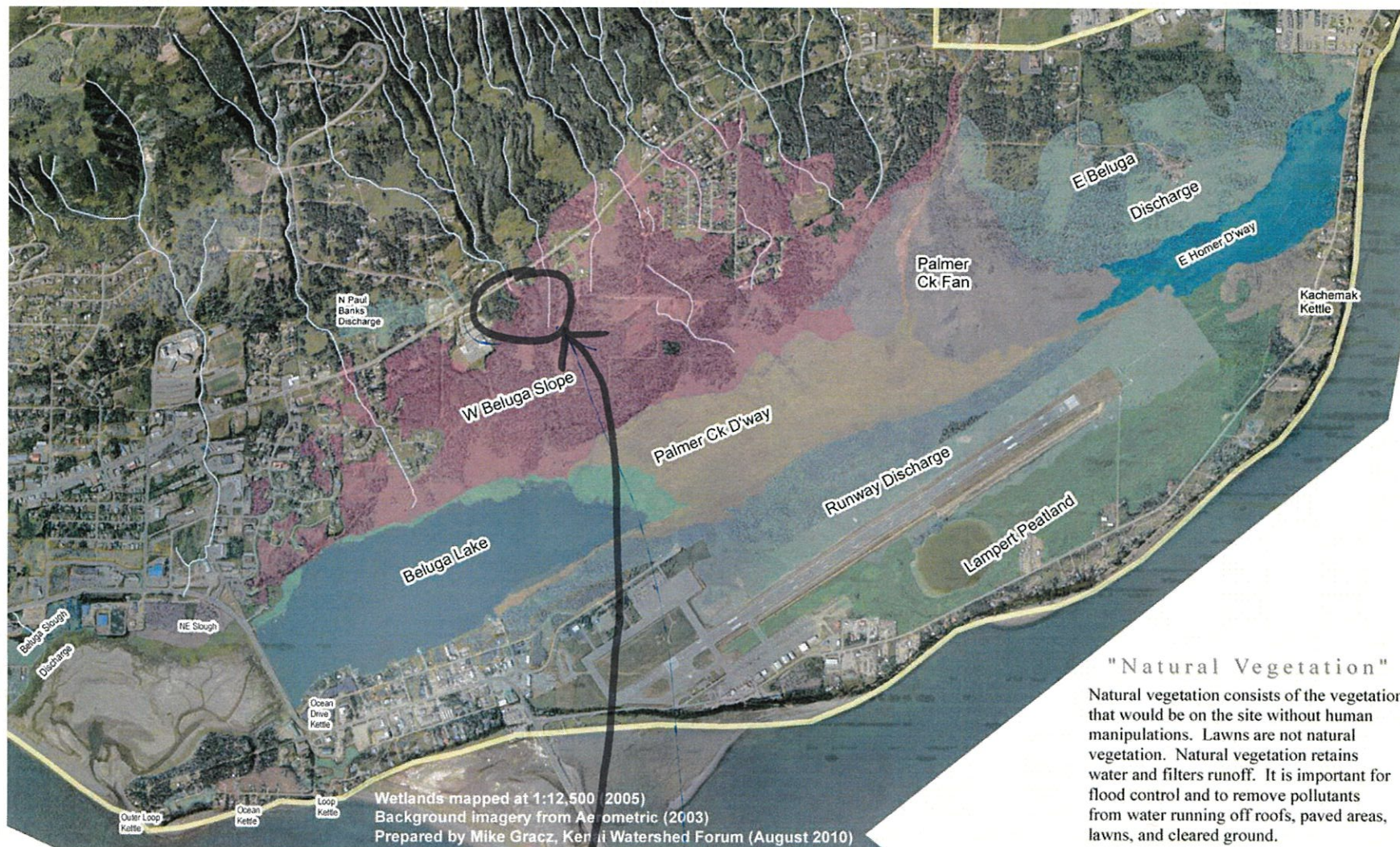


Wetland Map created by inter-agency team in 2005-2006  
Fig 5

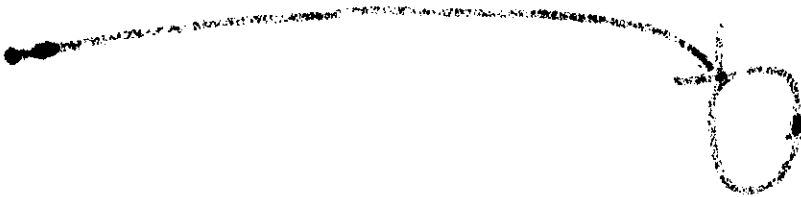
The **map below** shows wetland management areas in the planning area as designated by an interagency team. Management recommendations for each of these areas are shown in the accompanying Beluga Planning Area Atlas.

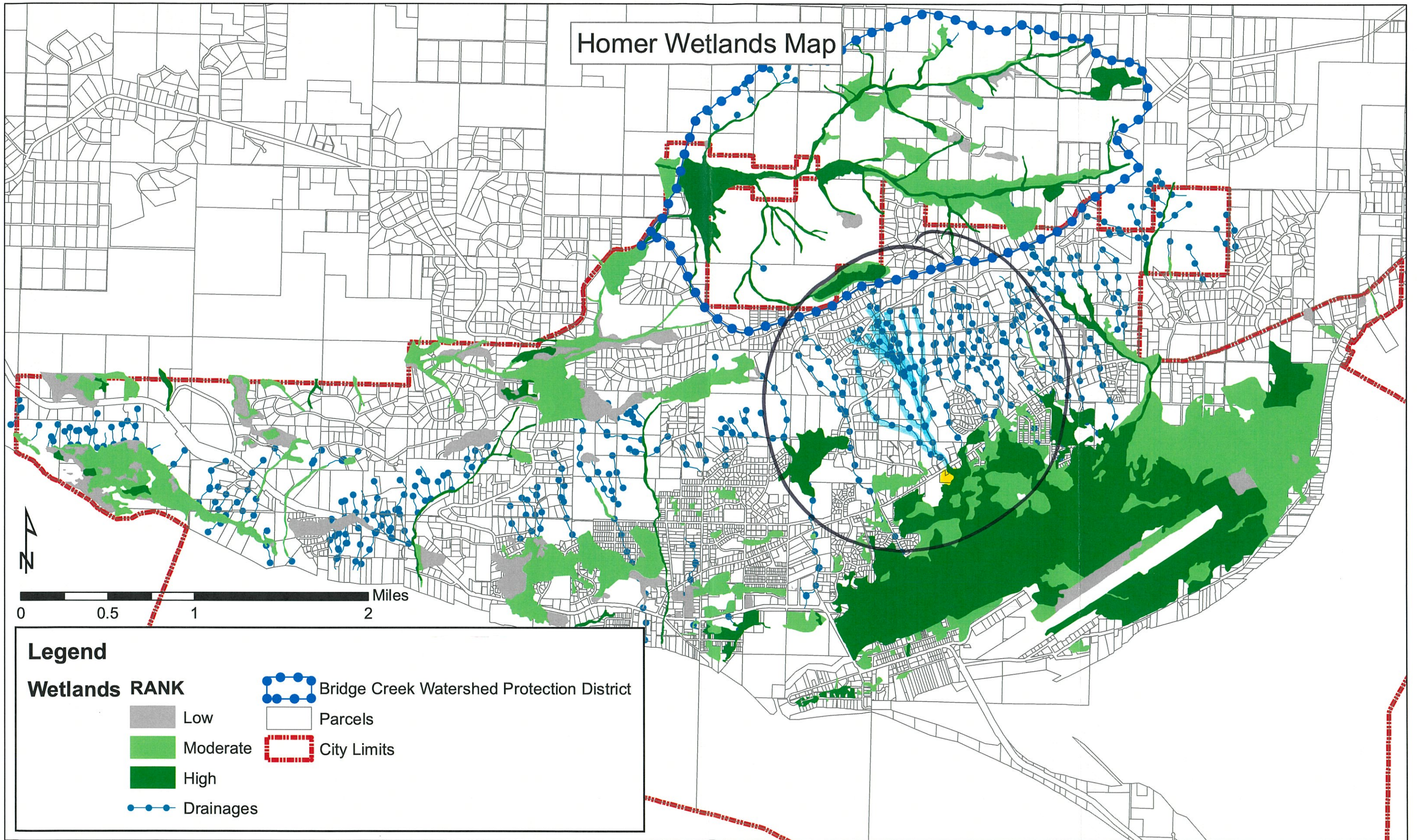
In the map below, "natural vegetation" is defined as follows:

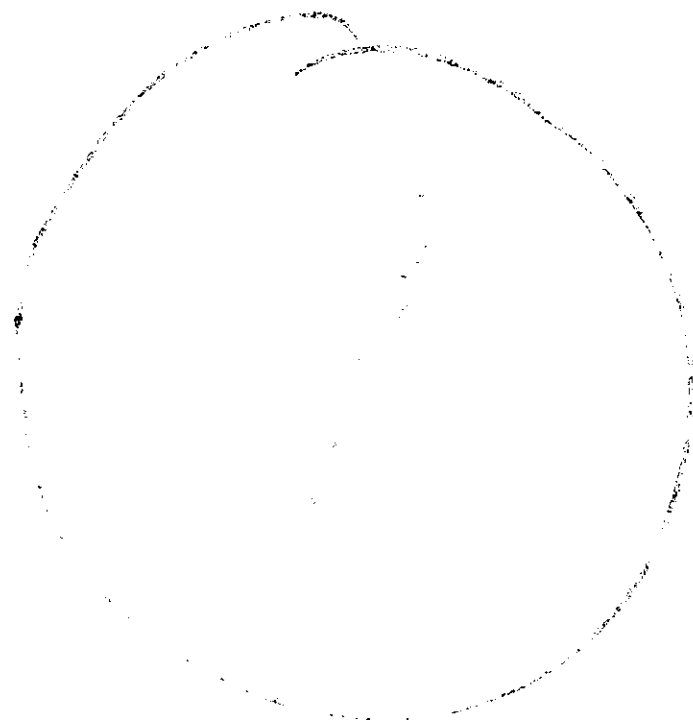
"...vegetation that would be on the site without human manipulations. **Lawns are not natural vegetation.** Natural vegetation retains water and filters runoff. It is important for flood control and to remove pollutants from water running off roofs, paved areas, lawns, and cleared ground."



Subject <sup>20</sup> Property identified as part of W. Beluga Slope, which should be protected.

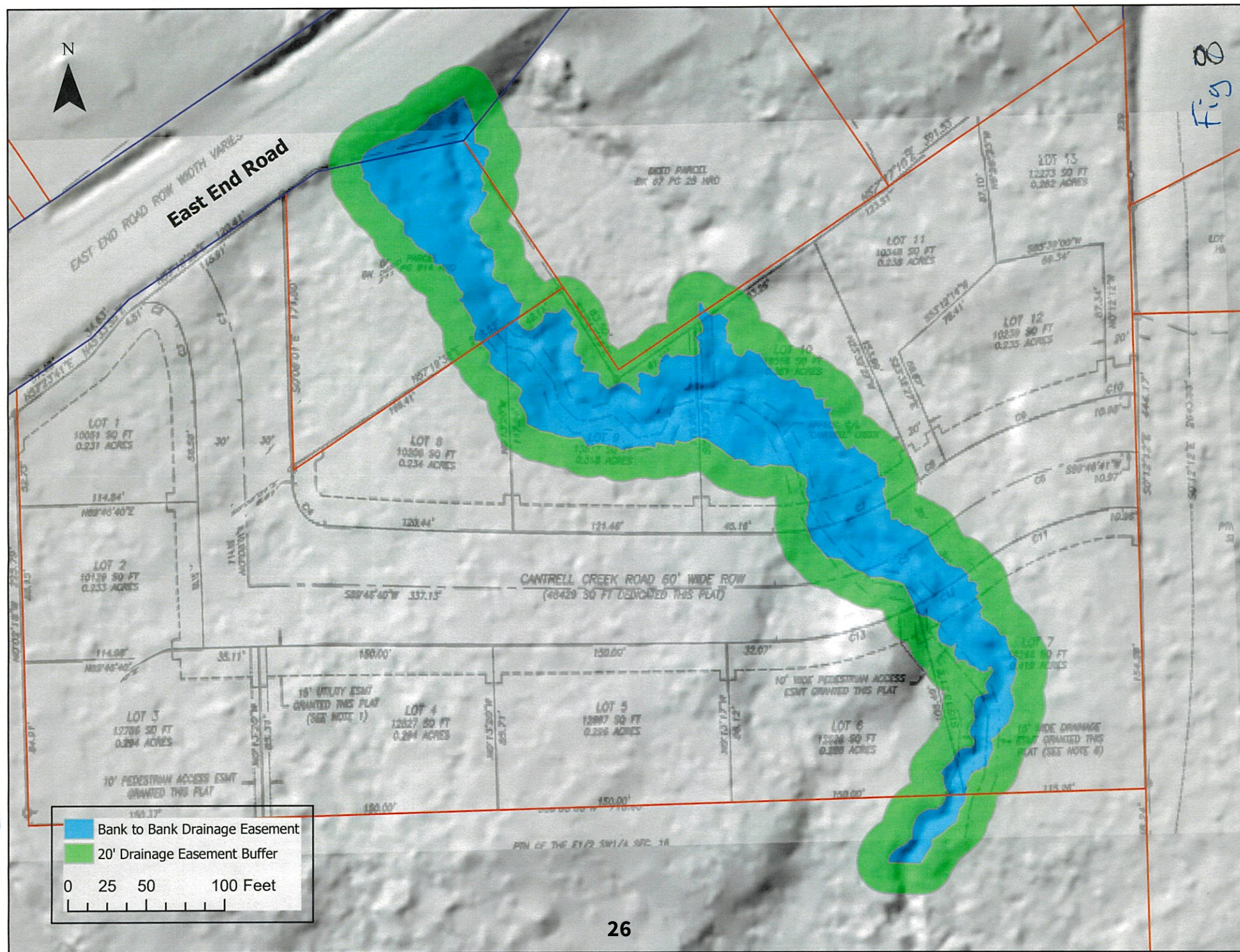














Kenai Peninsula Borough Code Title 20 Subdivisions

**20.25.070 - Form and contents required.**

The preliminary plat shall be drawn to scale of sufficient size to be clearly legible and shall clearly show the following:

A.	Within the title block:	Not applicable to my plat.	The required information has been shown/noted.
	1. Name of the subdivision which shall not be the same as an existing city, town, tract, or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;		
	2. Legal description, location, date, and total area in acres of the proposed subdivision; and		
	3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;		
B.	North point;		
C.	The location, width and name of existing or platted streets and public ways, railroad rights-of-way, and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;		
D.	A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries, and prominent natural and manmade features, such as shorelines or streams;		
E.	All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions, or limitations of reservations that could affect the subdivision;		
F.	The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision;		
G.	Status of adjacent lands, including names of subdivisions, lot lines, block numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;		
H.	Approximate locations of areas subject to inundation, flooding, or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;		
I.	Approximate locations of areas subject to tidal inundation and the mean high water line;		
J.	Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;		
K.	Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;		
L.	Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;		
M.	Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;		
N.	Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval; and		
O.	If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.		

Subdivision Name: \_\_\_\_\_ Date \_\_\_\_\_





FOREST TRAILS SUBDIVISION  
A REPLAT OF THAT PORTION OF THE NE1/4 SW1/4 SEC 16, EXCEPTING  
THEREFROM THAT PORTION CONVEYED TO AK DOT&PF BY WARRANTY DEED (BK  
315 PG 496 HRD), T. 6 S., R. 13 W., SEWARD MERIDIAN, HOMER  
DRAFT ROADWAY PLAN

BISHOP ENGINEERING, LLC  
PO BOX 2501 HOMER, ALASKA 99603  
(907) 299-7609

DATE: 2/22/2023  
CHK'D: JSB  
SCALE: AS NOTED  
PROJ. NO.: 2023008

Sheet No.

