



AGENDA

Planning Commission Worksession

Wednesday, June 7, 2023 at 5:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

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

Zoom Webinar ID: 936 2815 3389 Password: 865591

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

1. **CALL TO ORDER, 5:30 P.M.**
2. **AGENDA APPROVAL**
3. **DISCUSSION ITEMS/PRESENTATIONS**
 3. A. Harmony Curtis, CFM Local Govt Specialist IV – Alaska NFIP Coordinator
Presentation on the Alaska National Flood Insurance Program
4. **CONSENT AGENDA ITEMS**
5. **REGULAR AGENDA ITEMS**
6. **COMMENTS OF THE AUDIENCE**
7. **ADJOURNMENT** Next regular meeting is Wednesday, June 7, 2023 at 6:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.



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AGENDA

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1. CALL TO ORDER, 6:30 P.M.

2. AGENDA APPROVAL

3. 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).

4. RECONSIDERATION

5. 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 in which case the item will be moved to the regular agenda.

5. A. Planning Commission Regular Meeting Minutes of May 17th, 2023 **page 5**

6. PRESENTATIONS / VISITORS

7. REPORTS

7. A. Staff Report 23-34, City Planner's Report **page 9**

8. PUBLIC HEARINGS

8. A. Staff Report 23-035, Conditional Use Permit (CUP) 23-06 per HCC 21.12.030(m), more than one building containing a permitted principle use on a lot. **page 10**

9. PLAT CONSIDERATION

10. PENDING BUSINESS

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

12. A. City Manager's Report for May 22, 2023

page 33

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

14. COMMENTS OF THE STAFF

15. COMMENTS OF THE COMMISSION

16. ADJOURNMENT

Next Regular Meeting is **Wednesday, June 21, 2023 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 23-10, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:32 p.m. on May 17, 2023 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. The worksession was canceled by the City Planner.

PRESENT: COMMISSIONERS BARNWELL, CHIAPPONE, HIGHLAND, SMITH, STARK, VENUTI

ABSENT: COMMISSIONER CONLEY (EXCUSED)

STAFF: ACTING CITY PLANNER FOSTER, CITY CLERK JACOBSEN

AGENDA APPROVAL

HIGHLAND/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. No Motion is necessary

5.A. PC Meeting Minutes
Unapproved Regular Meeting Minutes of May 3, 2023

5. B. Decisions and findings CUP 23-05 4063 Pennock Street

Commissioner Highland requested item 5.B. CUP 23-05 decisions and findings be moved to new business.

HIGHLAND/VENUTI MOVED TO ADOPT THE CONSENT AGENDA CONTAINING THE MINUTES OF MAY 3RD.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

7. A. Staff Report 23-033, City Planner's Report

Acting City Planner Foster provided a staffing update, explaining that he is serving as Acting City Planner and spending time getting up speed with the Homer Zoning Code, and also with applications and inquiries from citizens. Courtney Dodge has moved from part time to full time Planning Assistant. Both are new and learning as they go along, but he feels they are doing well with the goal of continuing to process applications and inquiries that come into the department. His main goal is to ensure there isn't a gap in the services the department provides.

He reviewed information in his staff report including Council actions at their May 8th meeting, highlighting Resolution 23-049(A) encouraging in-person attendance by members at Board and Commission meetings and Resolution 23-050(A) supporting creation of a work group to develop recommendation on merging Homer Volunteer Fire Department with the Borough service areas.

Mr. Foster reported the draft Transportation Plan is still under staff review and will come before the Commission for their review as soon as it's available. He advised the Commission of the notice of appeal of the Planning Commission's decision on CUP 23-04 and reminded them that there's a chance the matter could come back before the Commission and encouraged them not to discuss until it's resolved.

Chair Smith asked if anyone was able to report to Council at their May 22nd meeting. No one expressed their availability and Chair Smith said he'd submit a written report.

Commissioner Barnwell said he heard from people who are working on the Transportation Plan that the final draft is complete and made a formal request that it be given to at least him, because he'd like to review it. Commissioner Highland added that when the Transportation Advisory Committee was disbanded, transportation matters were shifted to the Planning Commission, so they should get it for review. Staff explained that the draft Transportation Plan will be provided to the Commissions for review prior to adoption by Council and that it wouldn't be appropriate for them to receive and provide input individually outside of a Commission meeting.

There was brief discussion regarding the update to title 21 and the pending status of the funding being put in the capital budget for the Comp Plan re-write, and staffing in the Planning Department.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

11. A. Decisions and findings CUP 23-05 4063 Pennock Street

VENUTI/HIGHLAND MOVED TO CORRECT THE DECISIONS AND FINDINGS FOR CUP 23-05 4063 PENNOCK STREET.

VENUTI/HIGHLAND MOVED TO AMEND THE DECISIONS AND FINDINGS IN THE LAST PARAGRAPH UNDER INTRODUCTION TO READ: AT THE MAY 3, 2023, MEETING OF THE COMMISSION, FIVE MEMBERS WERE PRESENT. COMMISSIONERS CHIAPPONE AND STARK WERE ABSENT. COMMISSIONER VENUTI WAS DETERMINED TO HAVE A CONFLICT OF INTEREST AND WAS RECUSED. THE COMMISSION APPROVED CUP 2023-05 UNANIMOUSLY WITH TEN FINDINGS AND TWO CONDITIONS.

There was brief discussion explaining the amendment.

VOTE (amendment): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was no further discussion on the main motion as amended.

VOTE (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

12. A. City Manager's Report for May 8, 2023

12. B. City of Homer Newsletter May 2023

12. C. Resolution 23-0xx, A Resolution of the City Council of Homer, Alaska, Amending the Regular Meeting Schedule and Meeting Time for the Port & Harbor Advisory Commission and the Regular Meeting Schedule for the Planning Commission. City Clerk.

12. D. Homer Harbor Expansion Design Charrette Schedule

Commissioner Highland asked about advertising for the charrette and City Clerk Jacobsen confirmed it was in the Homer News and on the City website, but wasn't sure where else it might have been noticed.

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

COMMENTS OF THE STAFF

City Clerk Jacobsen said it was good to be here tonight.

Acting City Planner Foster had no comments.

COMMENTS OF THE COMMISSION

Commissioner Stark thanked everyone and hopes to be back in person soon. He thanked everyone for their input tonight.

Commissioner Venuti likes short meetings but feels guilty since there's a lot going on. He hope's Ryan is interested in the City Planner position.

Commissioner Highland welcomed Acting City Planner Foster.

Commissioner Chiappone thanked Acting City Planner Foster for taking the reins.

Commissioner Barnwell welcomed Acting City Planner Foster and thanked everyone for a good meeting.

Chair Smith commented it will take some time for welcomed Acting City Planner Foster to get used to the job and anticipates there will be plenty of topics on the table in the near future.

ADJOURNMENT

There being no further business to come before the Commission Chair Smith adjourned the meeting at 7:12 p.m. The next Regular Meeting is Wednesday, June 7th, 2023 at 6:30 p.m. A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Melissa Jacobsen, MMC, City Clerk

Approved: _____



City of Homer

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Planning

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Homer, Alaska 99603

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(f) 907-235-3118

Staff Report PI 23-034

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, Acting City Planner
DATE: June 7, 2023
SUBJECT: City Planner's Report

5.22.23 City Council

Ordinance 23-20(A), An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2024 and 2025 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Services Funds. City Manager. Introduction April 10, 2023, Public Hearing April 24, May 8, and May 22, 2023, Second Reading postponed to May 22, 2023.

Resolution 23-051, A Resolution of the City Council of Homer, Alaska Amending the Regular Meeting Schedule for the Planning Commission to One Meeting per Month. City Clerk.
Recommend adoption.

Commission Calendar Item

Reappointment applications will be sent out to Commissioner's in June.

No new updates on the Transportation Plan project timetable.

Housing Report

At the City Council Regular Meeting on June 12, Ryan Foster, Acting City Planner, and Karin Marks, Chair of Economic Development Commission, will be giving a 10-minute presentation on the Housing Report summarizing the findings from the March 25 Greater Homer Housing Conversation event. The report can be found here: <https://www.cityofhomer-ak.gov/economicdevelopment/housing>

Commissioner Report to Council

6/12/23 _____



City of Homer

www.cityofhomer-ak.gov

Planning

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Staff Report 23-35

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, Acting City Planner
DATE: June 7, 2023
SUBJECT: Conditional Use Permit (CUP) 23-06

Synopsis The applicant proposes to construct two new cabin dwellings as additions to an existing principal residence at 3153 Sterling Highway. A Conditional Use Permit (CUP) is required per 21.12.030(m), more than one building containing a permitted principal use on the lot.

Applicant: John Garvey
3153 Sterling Hwy.
Homer, AK 99603

Location: 3153 Sterling Hwy.

Legal Description: T 6S R 14W SEC 15 S.M. HM PTN OF SE1/4 NE1/4 Begin @ 1/4 Corner of Sec 14 & 15; TH N89 DEG 57'W 638.6 FT TO W ROW of Sterling Hwy & POB; TH N42 DEG 07'W 268.4 FT To Corner 2; TH N47 DEG 53'E 32 FT To Corner 3 @ Beginning of a Curve, CTR of which bears S47 DEG 53'W 1078.3 FT from corner 3; TH NW along arc of said curve 410 FT to corner 4; TH S 465.3 FT to corner 5; TH S89 DEG 57'E 481.6 FT to POB.

Parcel ID: 17316036

Size of Existing Lot: 2.99 acres

Zoning Designation: Rural Residential District

Existing Land Use: Residential

Surrounding Land Use: North: Sterling Highway
South: Vacant/Alaska State DNR
East: Sterling Highway
West: Commercial/Lodging

Comprehensive Plan: Chapter 4, Goal 1, Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Wetland Status: No wetlands present.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities do not service the site.

Public Notice: Notice was sent to 4 property owners of 6 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes to construct two new cabin dwellings as additions to a property that has an existing single-family principal residence.

PARKING: The applicant is required to provide 2 spaces per dwelling unit for a total of 4 spaces in addition to the 2 spaces required for the existing dwelling unit. If the units are one-bedroom the number of spaces required may be reduced by two spaces. Two new parking areas at 1820 sf would provide more than adequate space under either circumstance.

DENSITY: The minimum lot area shall be 40,000 square feet, plus 40,000 square feet for each dwelling unit in excess of one unit in areas not served by public sewer and water according to HCC 21.12.040(a)(1). The minimum lot area required for all three dwelling units is 120,000 square feet, the existing lot area is 130,244 square feet and provides the required area to support the 3 dwelling units.

IMPERVIOUS SURFACES: The site is estimated to have less than 20,000 square feet total of impervious surface. This is below the requirements for developing a storm water plan in the Rural Residential District.

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 21.12.030 authorizes more than one building containing a permitted principal use in the Rural Residential District. HCC 21.12.020(a) authorizes single-family dwellings.

Finding 1: The structures and uses are authorized by the applicable code.

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

HCC 21.12.010 Purpose. The purpose of the Rural Residential District is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter.

Applicant: 2 buildings as proposed as in residential permits plus my home. Water shed & tool storage shed.

Analysis: The applicant proposes to provide residential housing at an allowed density where a minimum lot area shall be 40,000 square feet, plus 40,000 square feet for each dwelling unit in excess of one unit in areas not served by public sewer and water according to HCC 21.12.040(a)(1), thus providing structures and uses compatible with the purpose of the district.

Finding 2: The proposed structures and uses are compatible with the purpose 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.

Applicant: Not sure, parks land on 2 sides, state highway on front side, Jim Tackers Alaska Suites on the North.

Analysis: Many uses in the Rural Residential district have greater negative impacts than would be realized from dwellings. Pipelines, railroads, and storage of heavy equipment would have a greater impact on nearby property values. Assisted living, group care, religious, cultural, and fraternal assembly would generate a good deal of traffic.

Finding 3: Residential development 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.

Applicant: Same as, but smaller and fewer buildings keeping everything as natural as possible.

Analysis: Existing uses of the surrounding land are currently vacant Alaska Department of Natural Resources properties to the south, commercial lodging to the west, and the Sterling Highway to the north and east. Residential uses are in character with the surrounding land uses.

Finding 4: 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.

Applicant: Don't have public services...

Analysis: The applicant will need to work with Homer Public Works and Alaska DEC to design and gain approval of a community system to serve sewer to the structures onsite.

Condition 1: Install approved community sewer service to the structures.

Finding 5: Water, sewer, and fire services will be, prior to occupancy, adequate to serve the existing and proposed dwellings.

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: Should not affect any, highway traffic is present.

Analysis: Desirable neighborhood character could be described by a portion of the purpose statement for the district listed above. The project corresponds to the purpose statement, as it provides residential development at a density allowable in code. The residences are served by a large 2.99-acre lot, with an approximate density of one dwelling unit per acre and are not of an excessive size to create harmful effects on neighborhood character.

Finding 6: The Commission finds 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.

Applicant: No...hope to improve vegetation growth...keeping most all trees. Keeping as natural as possible. Planting more trees to hide from Sterling Highway.

Analysis: The proposal does not introduce a use or a scale that is not reasonably anticipated by the rules, regulations, and infrastructure developed to service such a proposal.

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

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

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

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

Applicant: No applicant response.

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include increasing the diversity of housing, encouraging infill, and supporting housing choice by supporting a variety of dwelling options (Chapter 4, Objectives A & C).

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A and C and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: Chapter 3, Outdoor Lighting is applicable to the Rural Residential District.

Condition 2: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Finding 10: Project will comply with the applicable provisions of 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: The Public Works Director explained why we have special concerns about septic tank leach fields on steep properties.

1. The property owner will be digging a test pit on the property to investigate the soils and will be designing the leach field.
2. The applicant will need to work with Alaska DEC with an engineered design for community sewer and submit the completed design with the Zoning Permit application. The Public Works Director will review the design as part of the zoning permit approval process.

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 23-06, **Staff Report 23-35** with findings 1-10 and the following conditions:

Condition 1: Install approved community water and sewer service to the structures.

Condition 2: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Attachments

Application
Compliance Review of Homer Comprehensive Plan
Public Notice
Aerial Map



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

Applicant	
Name: <u>JOHN C GARVEY</u>	Phone No.: <u>907-727-9926</u>
Address: <u>3153 Sterling Hwy</u>	Email: <u>jgarvey31@yahoo.com</u>
Property Owner (if different than the applicant):	
Name: <u>SAME</u>	Phone No.: _____
Address: _____	Email: _____
PROPERTY INFORMATION:	
Address: _____	Lot Size: <u>2.99</u> acres KPB Tax ID # <u>17316036</u>
Legal Description of Property: <u>FULL DESCRIPTION ON BACK -> SECTION 14, TOWNSHIP 6 S. RANGE 14 W, SEWARD MERIDIAN</u>	
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. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
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 staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. 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			x	

Circle applicable additional permits. Planning staff can assist with these questions.

- ☒ Y/N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: _____
- ☒ Y/N Will development trigger a Development Activity Plan?
Application Status: _____
- ☒ Y/N Will development trigger a Storm Water Plan?
Application Status: _____
- ☒ Y/N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- ☒ Y/N Is development in a floodplain? If yes, a Flood Development Permit is required.
- ☒ Y/N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- ☐ Y/N Do the project require a traffic impact analysis?
- ☒ Y/N Are there any nonconforming uses or structures on the property?
- ☒ N/A Y/N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- ☒ Y/N Does the site have a State or City driveway permit? Status: Do
- ☒ Y/N Does the site have active City water and sewer permits? Status: No

Conditional Use Permit Application Questions. Use additional sheets if necessary.

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

1 RESIDENTIAL, 2 Bdrm/2 Bath House 1250 sq ft.
1 Water Shed 12.4' x 12.1'
1 Tool Shed 8.0' x 16.1'
1 GARAGE 30' x 30'
NOT INCLUDING GARAGE WHICH IS 890 sq ft

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.

JUST AS STATED ON ZONING PERMIT.
WOULD LIKE TO USE FOR RENTAL & KIDS FUTURE VISITATION:

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

Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:

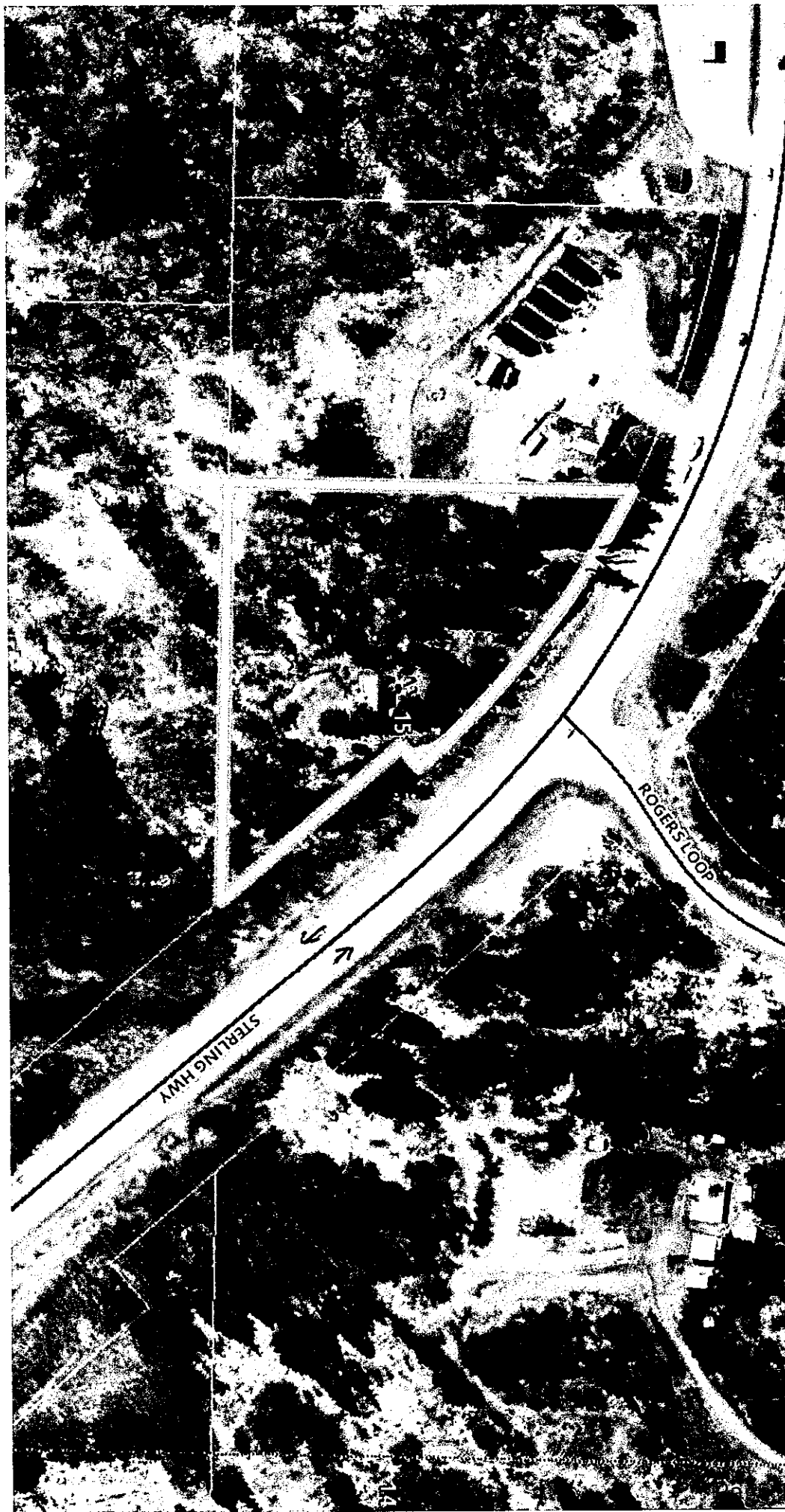
(a) apply for the conditional use permit, and

(b) bind the owner to the terms of the conditional use permit, if granted.

Applicant signature: John Harvey Date: 5-19-23

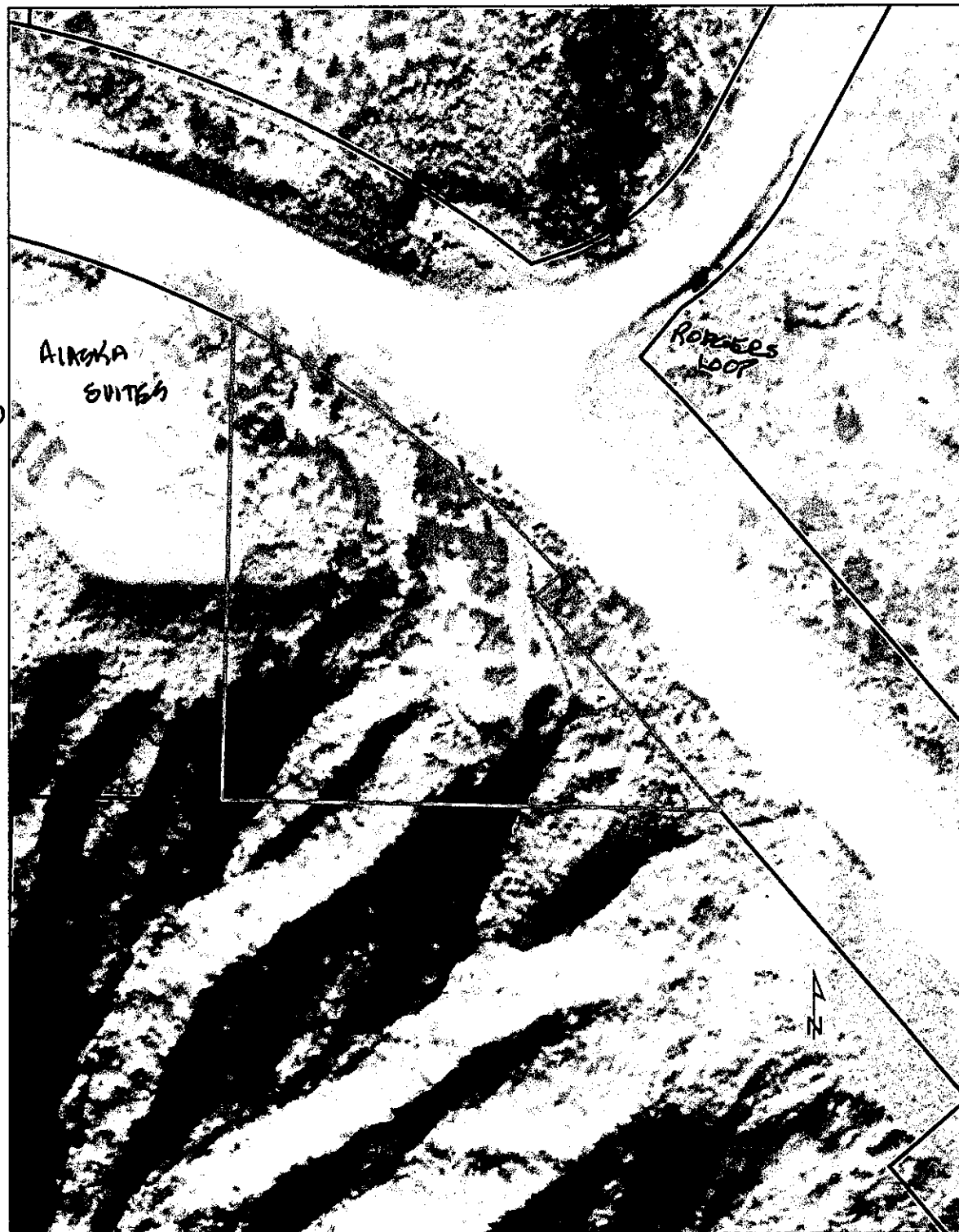
Property Owner signature: John Harvey Date: 5-19-23

Traffic Flow



Jim Thacker

PROPERTY
OWNER



Conditional Use Permit Review Criteria Information. Use additional sheets if necessary.
Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

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

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

2 BUILDINGS AS PROPOSED AS IN RESIDENTIAL
DRAIN PERMITS PLUS MY HOME,
WATER SHED, & TOOL STORAGE SHED

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

NOT SURE, DARK LAND ON 2 SIDES, STATE HIGHWAY ON
FRONTSIDE, TIM TACKERS ALASKA GUITES ON THE NORTH

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

SAME AS BUT SMALLER AND FEWER BUILDINGS
KEEPING EVERYTHING AS NATURAL AS POSSIBLE,

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

~~NO~~ DON'T HAVE PUBLIC SERVICES...

- 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?

SHOULD NOT AFFECT ANY, HIGHWAY TRAFFIC
IS PRESENT.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

NO... HOPE TO IMPROVE VEGETATION GROWTH... KEEPING MOST ALL TREES. KEEPING AS NATURAL AS POSSIBLE. PLANTING MORE TREES TO HIDE FROMSTRIKING HIGHWAY

- h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

- i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

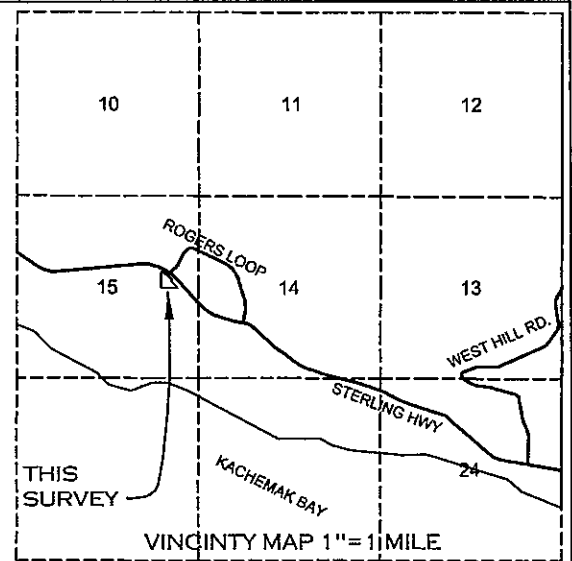
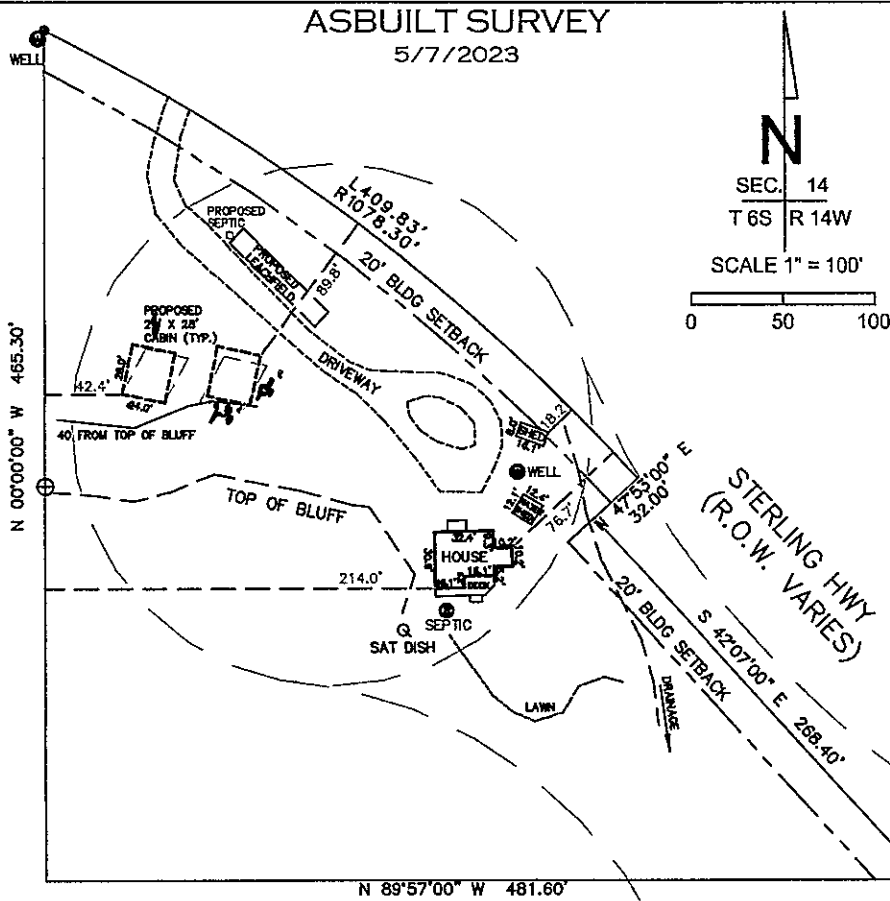
1. ☒ Y/☐ N Special yards and spaces
2. ☒ Y/☐ N Fences, walls and screening
3. ☒ Y/☐ N Surfacing of parking areas 1820 sq ft
4. ☒ Y/☐ N Street and road dedications and improvements (or bonds)
5. ☒ Y/☐ N Control of points of vehicular ingress and egress
6. ☒ Y/☐ N Special provisions on signs 10'x20'
7. ☒ 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 ON PERMITS
14. ☒ Y/☐ N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 6 TO 8
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? 10
3. Are you requesting any reductions? NO

ASBUILT SURVEY

5/7/2023



LEGEND:

⊕ FOUND REBAR

NOTES:

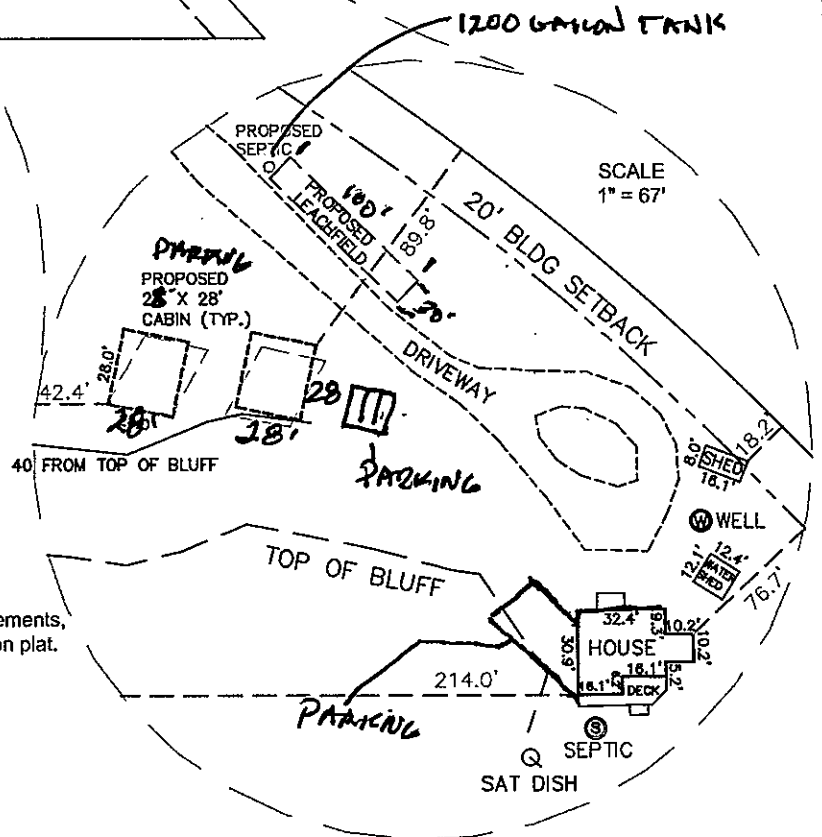
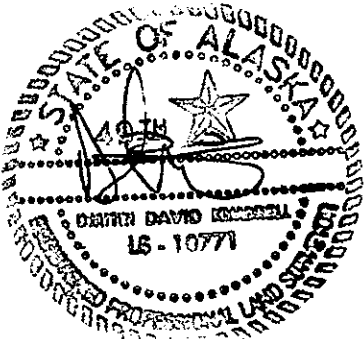
1. THE PARTIALLY LIES (MAX. 1.8') WITHIN THE 20' BLDG SETBACK ALONG THE STERLING HWY.

I hereby certify that I have performed an asbuilt survey of the following property:

3153 STERLING HWY (DEED LOT),
SECTION 14, TOWNSHIP 6 SOUTH, RANGE 14 WEST,
SEWARD MERIDIAN.

Homer Recording District, Alaska, and that the improvements situated thereon are within the property lines and do not overlap or encroach on any property lying adjacent thereto, and that no improvements on property lying adjacent thereto encroach on the premises in question, other than those shown.

It is the responsibility of the owner to determine the existence of any easements, covenants, or restrictions which do not appear on the recorded subdivision plat.



FINELINE SURVEYS, INC.

P.O. Box 774

ANCHOR POINT, ALASKA 99556

DMITRI D. KIMBRELL, RLS (907) 360 6382

I hereby certify that the information provided is true and correct to the best of my knowledge, and that accepted standards of accuracy have been maintained.

Review of comprehensive plan Land Use Chapter for CUP 23—06 RF 5.31.23

GOAL 1: Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Staff: This project supports low density development in the outlying areas of the City and supports a desirable community character.

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

N/A – not associated with update of zoning map.

Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Staff: The two additional dwellings are similar in size and density to others nearby and contributes to a quality neighborhood.

Objective D: Consider the regional and global impacts of development in Homer.

Staff: This project discourages sprawl with additional infill dwelling units at the scale and density of the Rural Residential zoning district. The location of this project is on the outer edges of the City of Homer and fits the low-density character planned outside the city core.

GOAL 2: Maintain the quality of Homer’s natural environment and scenic beauty.

Objective A: Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

N/A – not associated with mapping.

Objective B: Continue to review and refine development standards and require development practices that protect environmental functions.

N/A – not associated with creation of development standards.

Objective C: Provide extra protection for areas with highest environmental value or development constraints.

N/A – Already developed area, no change in impact is proposed.

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

N/A – not associated with other jurisdictions.

GOAL 3: Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Staff: Goal 3, objective A implementation items are all directives to review and consider new policies and are not directly applicable to CUP’s.

Objective B: Encourage high quality site design and buildings.

Staff: The proposal supports two new dwelling units that are required to submit a Zoning Permit and meet City requirements for site development.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Staff: The proposal is not found in the CBD.

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Staff: N/A – not associated with a commercial/business purpose.

Finding:

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

**CITY OF HOMER
PUBLIC HEARING NOTICE
PLANNING COMMISSION MEETING**

A public hearing on the matter below is scheduled for Wednesday, June 7, 2023 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) 23-06 per HCC 21.12.030(m), more than one building containing a permitted principle use on a lot. The applicant proposes to construct two new cabin dwellings as additions to an existing principle residence at 3153 Sterling Highway, T 6S R 14W SEC 15 S.M. HM PTN OF SE1/4 NE1/4 Begin @ 1/4 Corner of Sec 14 & 15; TH N89 DEG 57'W 638.6 FT TO W ROW of Sterling Hwy & POB; TH N42 DEG 07'W 268.4 FT To Corner 2; TH N47 DEG 53'E 32 FT To Corner 3 @ Beginning of a Curve, CTR of which bears S47 DEG 53'W 1078.3 FT from corner 3; TH NW along arc of said curve 410 FT to corner 4; TH S 465.3 FT to corner 5; TH S89 DEG 57'E 481.6 FT to POB.

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903
Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for June 2, 2023 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

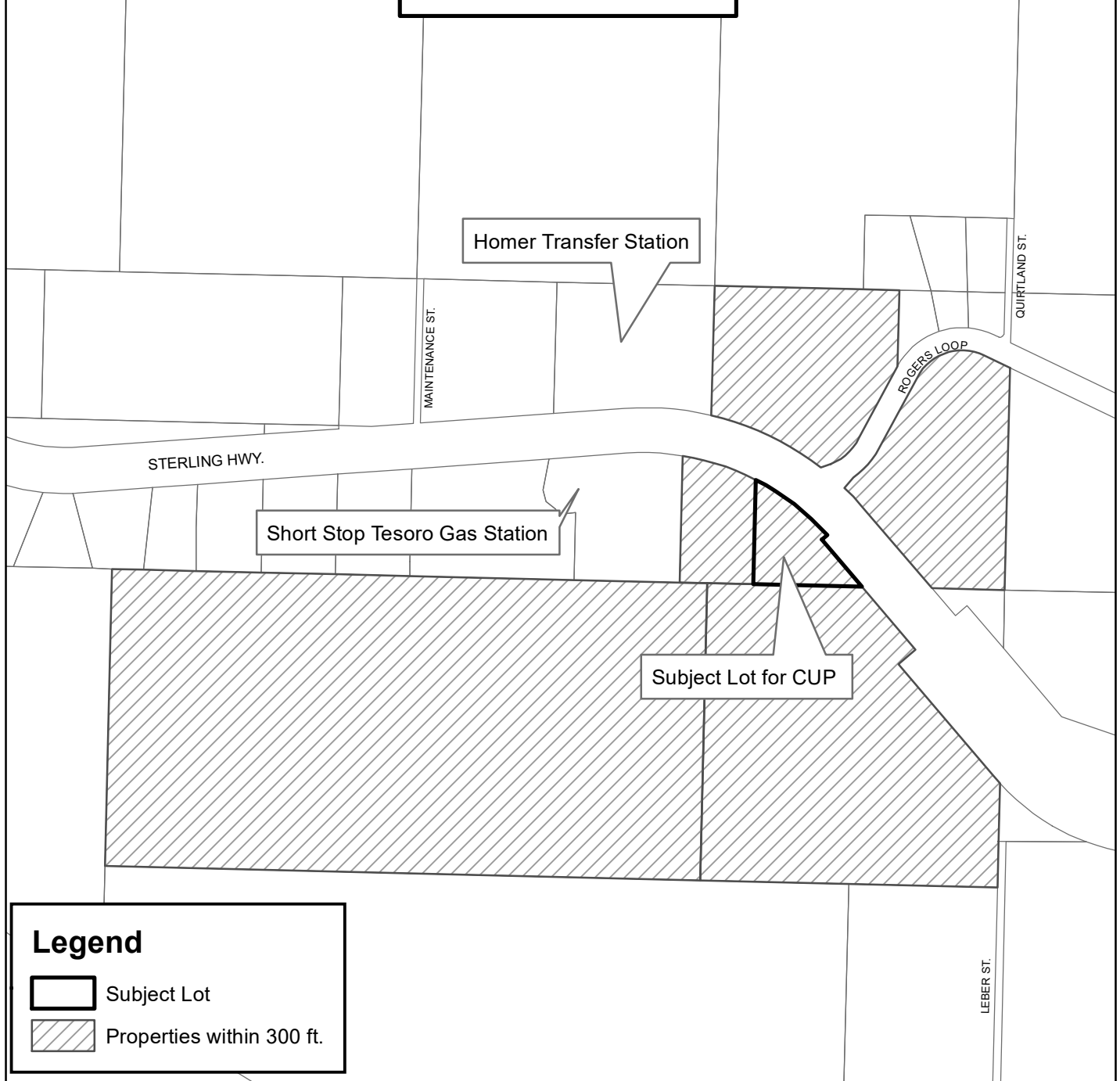
If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

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



.....

VICINITY MAP ON REVERSE

Vicinity Map



Legend

-  Subject Lot
-  Properties within 300 ft.



City of Homer
Planning and Zoning Department

May 24th, 2023

Request for Conditional Use Permit 23-06 3153 Sterling Highway

Marked lots are within 300 feet and
property owners notified.

0 250 500 Feet



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

5/7/2023



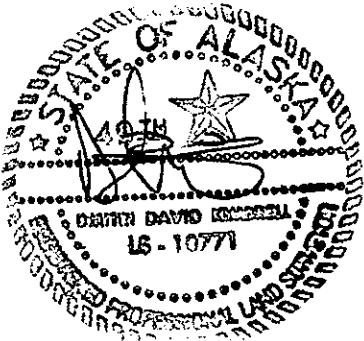
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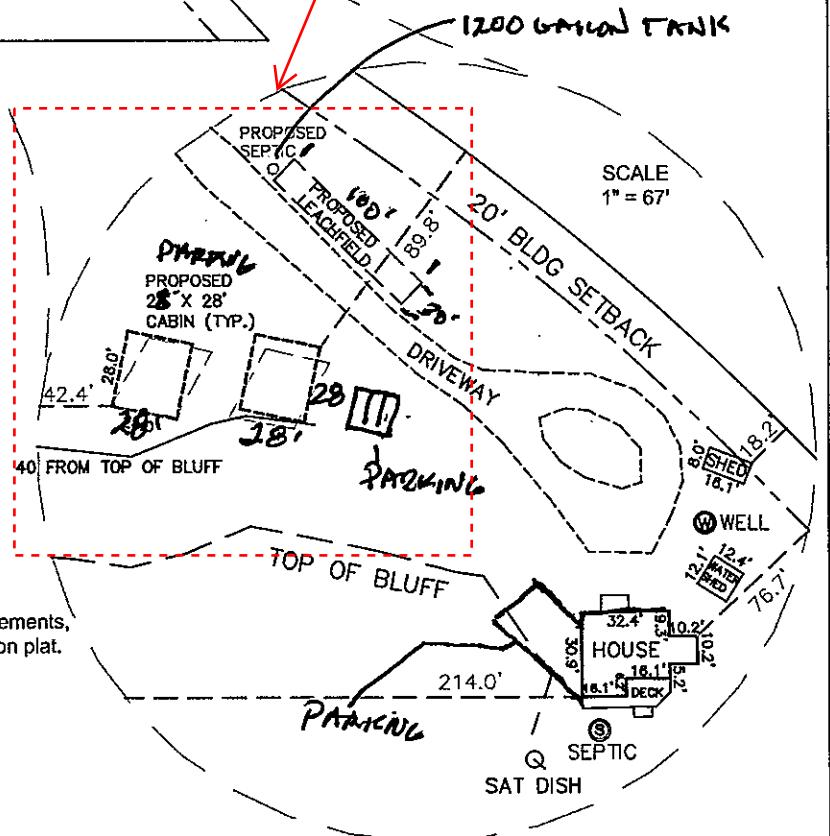


I hereby certify that the information provided is true and correct to the best of my knowledge, and that accepted standards of accuracy have been maintained.

LEGEND:

⊕ FOUND REBAR

Proposed Additional /Cabins



FINELINE SURVEYS, INC.

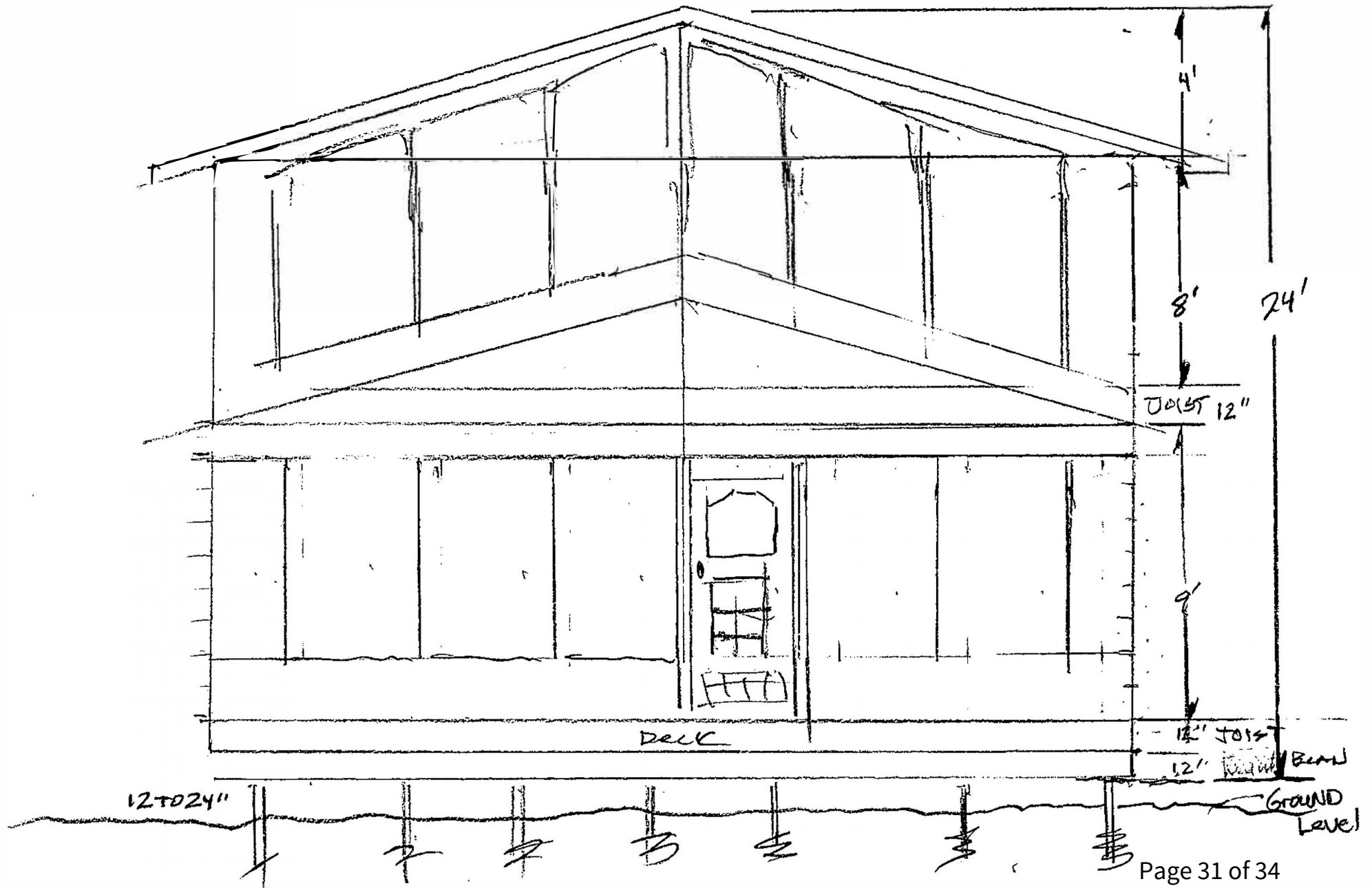
P.O. Box 774

ANCHOR POINT, ALASKA 99556

DMITRI D. KIMBRELL, RLS (907) 360 6382

BUILDING ① & ② SAME

ELEVATION DRAWING
3153 STARLING HIGHWAY,



Aerial Map

Homer Transfer Station

Sterling Hwy

ROGERS LOOP

Short Stop Tesoro Gas Station

Subject Lot for CUP



City of Homer
Planning and Zoning Department

June 1, 2023

Request for Conditional Use Permit 23-06 3153 Sterling Highway

0 190 380 Feet



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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: May 18, 2023
SUBJECT: City Manager's Report for May 22, 2023 Council Meeting

US Army Corps Charrettes

The US Army Corps of Engineers' charrette process got underway on Wednesday, May 17th and is scheduled to run through Friday, May 19th. Working together with the Army Corps, and our owner's representative HDR, the charrette process was expanded and public engagement opportunities increased beyond what would be provided in a "standard" project study. Only one day of the charrette occurred before submittal of my report, but I have high hopes for the outcome of this early checkpoint in the study.



Todd Cook Wins AWWMA Large System Manager of the Year Award!

In addition to the City's award for the large wastewater system of the year, Todd Cook, Homer's Water/Sewer Superintendent, received the Large System Manager of the Year Award from the Alaskan Water & Wastewater Management Association (AWWMA) at its annual conference in Anchorage on May 10, 2023. This award is in "recognition of excellence in performance as a manager of a large water and/or waste water system in Alaska. "Large" refers to any system serving 2,500 or more customers, which means Todd was chosen from managers representing Anchorage, Wasilla, Juneau and other, much larger cities. Todd has served the citizens of Homer for almost 14 years. He has been instrumental in introducing upgrades to the City's water and waste water operational and maintenance protocols that have improved water quality for Homer customers and Kachemak Bay. Prior to coming to Homer, Todd worked for the water/sewer utilities of Cordova and Sitka.

He plays the Native American flute, bass guitar and drums. His eight children include multiple wrestling champions, boys and girls, who have represented Homer at state and national wrestling tournaments over a period of over 10 years. I'm planning on having Todd make a brief presentation to Council in June about our water and wastewater systems.

Information Technology Plan Update

The IT Division, under the direction of Library Director Dave Berry, developed its first comprehensive Information Technology Plan in 2021. In a time of pandemic, high demand for tech services, and low staffing levels, it was very helpful to deploy a well-structured planning framework to focus our IT efforts. Earlier this year, Bill Jirsa joined the IT team as the Chief Technology Officer. He is currently leading the team through an update to the IT Plan for FY24 and beyond. Our main priorities for the foreseeable future are cyber-security, service management, and infrastructure reliability. We're still understaffed for the size and complexity of our organization's IT assets (I would recommend building up to at least five FTE across the next few years), but with all three budgeted positions filled in IT we are seeing a lot of great work from the team.

Budget Chat on KBBI

Mayor Castner, Councilmember Lord, and I were the guests for this week's Coffee Table program. We spent the hour talking about the budget currently before Council, the process of developing the budget, and answered questions from the host and listeners about the budget.

Summer Reading Program

The Homer Public Library's summer reading program launches on June 3rd. There are numerous special events planned for June and July listed on the City's website: <https://www.cityofhomer-ak.gov/library/summer-hpl-2023>

Return to Municode Meetings

After a year of working with iCompass for agenda management, the Clerk's Office is returning to Municode Meetings. Across the last year, staff worked with iCompass to transition to their platform. Ultimately the program was not a good fit for the City. We did, however, receive benefit from the process. We are quite happy with the look of the new agenda layout, we've also made improvements to internal processes inspired by things we learned in our attempt to transition platforms. We are in the process of moving back to the Municode Meetings program we were using previously. Municode doesn't have as many bells and whistles as iCompass, but it has proven to be a better fit for how we do things here in Homer.

Public Works Campus Land Purchase

I mentioned at a previous meeting that we may be close to having a parcel for Council to consider purchasing as part of a long-term plan to move parts of Public Works out of the tsunami zone and into better fitting facilities for our heavy equipment. Finding an appropriate parcel has been a priority since the Public Works Task Force completed its work in fall of 2021. We've had difficulties finding parcels that meet the City's needs, are available for sale, and have sellers willing to let them go for a price that can be supported by an appraisal. We have zeroed in on an 8+ acre parcel that checks those boxes. I anticipate that an ordinance will come to Council at the next regular meeting for introduction to move forward with a purchase of a parcel for Public Works. We don't currently have a timeline for the next phase of that project, however, if we do purchase land it will open up grant opportunities not currently available to us for relocating the campus.

