



City of Homer

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Planning

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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK II
DATE: MAY 7, 2025
SUBJECT: SUPPLEMENTAL

5. CONSENT AGENDA

- | | | |
|-------|--|----------------|
| 5. A. | Revised Unapproved Regular Meeting Minutes of April 16, 2025 | Page 3 |
| 5. B. | Revised Unapproved Special Meeting Minutes of April 29, 2025 | Page 10 |

9. PLAT CONSIDERATION

- | | | |
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| 9. A. | Additional Public Comment Received | Page 14 |
| | Stream Drainages & Wetlands Map | Page 16 |

CALL TO ORDER

Session 25-07, a Regular Meeting of the Planning Commission was called to order by Acting Chair Mike Stark at 6:35 p.m. on April 16th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, CONLEY, SCHNEIDER, STARK & H. SMITH

ABSENT: COMMISSIONER S. SMITH (EXCUSED)

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

CONSULTING: PUBLIC WORKS DIRECTOR KORT

AGENDA APPROVAL

Acting Chair Stark requested a motion and second to approve the agenda as presented.

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Jan Keiser, city resident, shared her appreciation for the Title 21 presentation during the group's worksession, and more specifically, the "pyramid of discretion." She stated that that she's hopeful the consultants will reach out to surveyors and engineers in regards to the development of Title 21. She advocated for reconciliation among the various documents that relate to development in Homer, adding that annotations might be helpful in Title 21.

Larry Slone, city resident, proclaimed his fascination with the "pyramid of discretion." He questioned where zone conversions would fall into the "pyramid of discretion," and what the Planning Commission's role looks like for these situations in the future.

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes of March 19, 2025

SCHNEIDER/BARNWELL MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

- A. Kenai Peninsula Borough Safe Streets 4 All Presentation and Q&A

Acting Chair Stark introduced the item by reading of the title and opened the floor for Malia Walters and Ryan Goentzel. Together, they covered the following in their presentation:

- The need for the Safe Streets 4 All Project
- Crash trends from 2018-2022
- High Injury Network
- Community outreach
- Program and process recommendations
- Strategies and solutions for the Kenai Peninsula Borough
- Proven safety countermeasures
- Priority project locations and steps to identify final project locations
- Next steps for the project

REPORTS

- A. City Planner's Report, Staff Report 25-17

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- Special Meeting scheduled for April 29, 2025
- Next Regular Meeting is May 7, 2025
- Next Commissioner Report to Council on April 28, 2025 (Commissioner Barnwell)

PUBLIC HEARINGS

- A. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor that helped prepare the rezone application. She made herself available for any questions.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application. She pointed out an oddity in the application, recognizing that access is granted from Ocean Drive through parcel one to access parcel two. She inferred that someone will need to figure out how to provide legal access to the second lot in the future, questioning whether or not an easement is currently in place.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith echoed Ms. Keiser's concerns, adding that he thought the two parcels were one lot altogether. He questioned Ms. Kirsis whether or not there is a dedicated easement from Ocean Drive. Ms. Kirsis stated that she hasn't seen any recorded documents indicating such, but that both lots are owned by the same LLC. She added that Seabright Surveying would be recommending granting a shared access easement across the two lots. She stated that legal access is provided through Lampert Lane, whereas physical access is from Ocean Drive. Mr. Smith highlighted that if the ordinance were adopted, the City would be providing access to a General Commercial 1 lot through a Rural Residential area. Ms. Kirsis noted that this specific issue would be addressed at the zoning permit level.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PL 25-018 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO GENERAL COMMERCIAL 1 ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

- B. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District.

Staff Report PL 25-019 as backup

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant.

Larry Slone introduced himself as the Applicant, and noted that the wetlands designation has been removed by the Army Corps of Engineers. He provided that ongoing change and growth in Homer prompted his rezone application. He claimed that this parcel is suitable for rental properties, but not suitable for family/upscale residences, emphasizing various audible disturbances that occur on a daily basis. He noted that the current zoning designation permits the construction of a chicken farm or a trailer park, reasoning that these uses are

not best fit for the area. He provided that this property is isolated and surrounded by other uses which are better suited for Homer at this time.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application, reiterating the points made by City Planner Foster and Mr. Slone. She urged the Commission to think about access when development time comes for these two properties, stating that East End Road doesn't need any more driveways directly onto it. She added that while there may not be wetlands on this lot, there are drainage issues that need to be addressed during the development process.

Travis Brown shared that he was representing Moore & Moore Services and Blackwell Pump, the two businesses to the east of this lot. He added both parties are in support of the rezone application, and that one of these property owners plans to apply for a similar rezone in the future.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith agreed with Ms. Keiser regarding driveways entering onto East End Road. He noted that he's in support of this rezone given that the parcel is nestled between two properties that are supposedly Rural Residential, but are in fact businesses.

Commissioner Conley voiced his support for the rezone application, reiterating the two adjacent lots that are being used in this capacity.

Acting Chair Stark commented that the rezone application makes sense from his perspective.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT PL 25-019 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO RESIDENTIAL OFFICE ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report PL 25-020 Cooper Subdivision 2025 Addition Replat Preliminary Plat

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant.

Mark Hennick (Applicant) noted that the property was not the highest and best use when he purchased it, and as a result of that it was an extreme fire hazard. He added that the replat is a way to comply with the law. He stated that the water issue has been addressed and permitted by the City to bring in a 3-inch main from the new main on Alder Lane, providing that this will gravity feed the third floor fire suppression system that's currently in place.

Acting Chair Stark opened the public comment period. With no members of the public wishing to speak, Mr. Stark closed the public comment period.

Acting Chair Stark then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith questioned whether or not water had been installed on Alder Lane. City Planner Foster informed him that both city water and sewer are available on Alder Lane.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

H. SMITH/SCHNEIDER MOVED TO ADOPT STAFF REPORT 25-20 AND RECOMMEND APPROVAL OF THE COOPER SUBDIVISION 2025 ADDITION REPLAT PRELIMINARY PLAT, WITH THE FOLLOWING COMMENTS:

1. THE ALDER LANE PROPERTY: LOT 2A ABANDON THE CURB BOX OPERATING THE ABANDONED WATER SERVICE OFF OF HILLVIEW COURT.
2. NOTE 2. SHALL BE CHANGED TO READ FRONT 15' FOR THE UTILITY EASEMENT.
3. INDICATE EXISTING UTILITIES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSET.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. Title 21 Update and Audit Discussion – If needed

Acting Chair Stark introduced the item by reading of the title. The Commission discussed the following items:

- Zoned area specifically for tiny homes
- Zoning height restrictions in Homer
- The concept of reducing minimum lot size
- Defining “livable” and other similar broad terms within the Comprehensive Plan

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

Doug Baily, city resident, questioned why the Comprehensive Plan is urging the support of a political body with respect to decisions of that body which are presently undisclosed and may or may not be taken in the future. He referred the Commission to the portion of the Comprehensive Plan that aims to continue supporting the South Kenai Peninsula Hospital Service Area Board, adding that he and many others view that as a political endorsement that doesn't belong in the Comprehensive Plan. Furthermore, he questioned how a plan that's supposed to reflect the majority of the views of the community can support a program which was in front of the voters of Homer just a few months ago before being soundly defeated. He added that he's having a hard time understanding why the Comprehensive Plan tends to reach out beyond the city boundaries and encompass a project which is not a city function.

Larry Slone, city resident, thanked the Commission for passing his rezone application. Addressing concerns brought up during the discussion, he noted that the plan is to construct a culvert and ditch to assist with drainage on the lot. He clarified that there is a mutual use driveway on the property, so there wouldn't be a need for another driveway directly onto East End Road.

Jan Keiser, city resident, spoke to the Safety Action Plan, voicing that it should be renamed the "Transportation Safety Action Plan." Speaking to the notice of funding for additional funding for Safe Streets 4 All, she noted the money can be used for planning or construction. She shared that in order for a project to be eligible for Safe Streets 4 All funding it must be on the Safety Action Plan, in which the City of Homer is currently partners in the Borough-wide Safety Action Plan. She continued, reasoning that the City needs to have projects that it's interested in that are not in the Borough's Safety Action Plan in order to submit for funding. She suggested devising a list of recommended high priority projects for Homer, and requesting the Borough to include that list as a supplement to their Safety Action Plan.

COMMENTS OF THE STAFF

Deputy City Clerk Pettit commended Acting Chair Stark on a great job filling in for the Chair, and noted that it was a good meeting.

City Planner Foster thanked Acting Chair Stark for filling in this evening. He thanked the Commission for their hard work.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner H. Smith noted that there's a lot of work that needs to be done with the Title 21 Rewrite, adding that the Commission needs to be on top of it if they're going to be productive in an hour/two-hour time slot. He shared his appreciation for all the public input at the meeting tonight, and further shared his appreciation for all the applicants being in attendance at tonight's meeting. He thanked the Commission.

Commissioner Venuti questioned Ms. Keiser if the Safe Streets 4 All funding was federal or state. Ms. Keiser inserted that the funding is ~~state~~ **federal** funding. Mr. Venuti provided the reason for his question, noting that part of the overall plan is for the Commission to develop adoptability codes and develop an inspection process. He added that he had heard rumors that the federal funding was no longer available. He suggested that the Planning Department and Planning Commission needs to start thinking about how to achieve that without federal funding.

Commissioner Barnwell stated that the biggest point is that there needs to be more coordination between the City of Homer, the Department of Transportation, and the Borough. He added that the Commission needs to be on the same page in terms of the Comprehensive Plan in order to coordinate what's important and define broader terms.

Commissioner Conley thanked Acting Chair Stark for filling in tonight.

Commissioner Schneider thanked Acting Chair Stark for filling in tonight. He echoed Commissioner H. Smith's comments regarding the difficulty of tackling Title 21. He noted that he would be absent for the late April and early May meetings.

Acting Chair Stark thanked the public for their participation tonight. He also thanked City Staff and his fellow Commissioners.

ADJOURN

There being no further business to come before the Commission, Acting Chair Stark adjourned the meeting at 8:53 p.m. The next Regular Meeting is scheduled for **Wednesday, May 7th, 2025 at 6:30 p.m.** A Worksession is scheduled for 5:30 p.m. A Special Meeting is scheduled for **Tuesday, April 29th, 2025 at 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.

Zach Pettit, Deputy City Clerk II

Approved: _____

CALL TO ORDER

Session 25-08, a Special Meeting of the Planning Commission was called to order by Chair Scott Smith at 5:31 p.m. on April 29th, 2025 in the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, S. SMITH, STARK & H. SMITH

ABSENT: COMMISSIONERS SCHNEIDER (EXCUSED) & CONLEY

STAFF: CITY PLANNER FOSTER & DEPUTY CITY CLERK PETTIT

AGENDA APPROVAL

Chair S. Smith requested a motion and second to approve the agenda as presented.

H. SMITH/STARK MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

Penelope Haas expressed her disappointment with the draft plan that's been developed and the Commission's attitude toward the public comments provided, specifically public comments addressing short-term rentals. She opined that there are issues within the plan regarding housing and climate change that need to be rectified.

Scott Adams, city resident, stated that the draft plan mentions nothing about the Bridge Creek Watershed Protection District. He suggested changes in the plan to address the Bridge Creek Watershed Protection District, noting that property owners are only allowed to use 4%-6.2% of their property when they want to develop. He provided that he's against the rezoning of the Hillside Acres Subdivision, adding that the property owners should be involved in that decision-making process.

Arn Johnson, city resident, stated that the property owners of the Hillside Acres Subdivision should be coming to the City for the rezone rather than vice versa. He provided the reasons he's against the rezone, claiming that the residents don't want to see a plethora of lots being built there, the water system can't supply enough pressure for the way it's built at this time, and noting the absence of a good drainage system. He requested that the City leave the Hillside Acres Subdivision property owners alone.

Linda Rourke, city resident, shared that she is a resident of the Hillside Acres Subdivision. She requested that the City honor the decision that was made two years ago to leave the Hillside Acres Subdivision zoned as Rural Residential, adding that everything to the north and west of the Subdivision is zoned as such.

Sara Faulkner, city resident, echoed the previous comments made requesting the City to allow the Hillside Acres Subdivision to remain Rural Residential. She pleaded with the Planning Commission to listen to the neighbors providing public comment on this topic.

Jan Keiser, city resident, encouraged the Commission to remember that this Comprehensive Plan is a plan for the future. She recognized that it might be necessary for denser development to the west of West Hill Road in the 10-20-year time frame, but not any time immediately. She spoke to the importance of the time frame that the comprehensive plan is addressing, further stating that not only should the plan highlight what the City is already doing, but to also better highlight what the City is going to be doing in the proposed timeframe.

Kathy Carsow, city resident, expressed her disappointment with the comprehensive plan and the fact that the public review process is going to take place at a time when a large portion of the community is unable to participate. She critiqued the plan for its lack of solutions and rather appearing as an accumulation of information. She suggested postponing the public hearing process until later in the year when more public input can be provided by those who will be out of town this summer. She shared her dissatisfaction about the plan not addressing short-term rentals, adding that there's already an ordinance that requires bed and breakfasts to be operated at an individual's primary residence isn't enforced.

Joshua Bregge noted that he was looking to purchase property in Homer, specifically in the Hillside Acres Subdivision. He stated that he was discouraged to see that the City is trying to rezone the area to Urban Residential, claiming that there are ample other areas in Homer that can continue to be developed instead. He added that he wouldn't be interested in purchasing property in the Hillside Acres Subdivision were it to be rezoned to Urban Residential.

Brandy McGee, city resident, questioned why this meeting was taking place at the same time as the Homer City Code Forum happening next door at the college. She added that she has no skin in the game, but that she found it interesting that these meetings were occurring at the same time. She thanked the Commission for their time and volunteer work in the Homer community.

Jon Faulkner, city resident, shared his opposition for the Hillside Acres Subdivision to be rezoned as Urban Residential. He urged the Commission to insert a statement into the comprehensive plan documenting exactly what it is that has occurred to avoid leaving it subject to interpretation in the future. He reiterated past public hearings where the vast majority of the residents in the Hillside Acres Subdivision testified against the rezone. He voiced that the City seems to be imposing external wishes onto the residents of the Subdivision. He encouraged the Commission to tie this recommendation to findings of fact, and to note what the civic or government purpose is behind the rezone. He thanked the Commission for listening and for their volunteer work.

NEW BUSINESS

A. Draft Comprehensive Plan Comments Review, Memorandum 25-21

Chair S. Smith introduced the item by reading of the title and deferred to Shelly Wade of Agnew::Beck. Ms. Wade and the Commission reviewed the Draft Comprehensive Plan comments, discussing the following items in depth:

- Working schedule to finalize and adopt the comprehensive plan
- Summary of comments
 - How comments are organized
 - Who responded to the comments
 - Comments per chapter
 - Positive feedback on the plan
- Technical improvements and corrections
 - Consistency, corrections, usability (adding a glossary with definitions)
- Proposed structural revisions
 - Elevating City-led strategies
 - Implementation planning
 - Removal of the “Quality of Life” chapter (redistributing the themes and strategies into other existing chapters)
 - Eliminate redundancies
- Proposed substantive revisions (chapter specific)
- Timeline and next steps for revision/adoption

Chair S. Smith called for a 10-minute recess at 7:40 p.m.

Chair S. Smith called the meeting back to order at 7:49 p.m.

COMMENTS OF THE AUDIENCE

Jan Keiser, city resident, shared her appreciation for the service of the Commissioners, and commended Ms. Wade of Agnew::Beck for her work. She suggested the plan delve further into the details of short-term rentals, reasoning that the Borough's ~~comprehensive plan~~ **Tourism Working Group report** only speaks to tourism with respect to the Borough as a whole. Recognizing that the Comprehensive Plan is a tool that the Planning Commission and City Council will use to guide review of future developments, she suggested that the plan needs to have an implementation strategy in addition to being easier to reference. She mentioned the need for a reference to the Borough's Transportation Safety Plan, highlighting that projects can be referenced easily when applying for grants. She stated that food security is an important issue in Homer that should be addressed in the comprehensive plan. She warned the Commission to be careful of what it does with the airport in the comprehensive plan in order to protect the intent of the surrounding areas. She suggested the creation of an appendix of GIS layers that identify conservation areas and other areas alike. Lastly, she stated that there needs to be a way to hold the City accountable for implementation.

COMMENTS OF THE STAFF

City Planner Foster thanked everyone for their hard work and noted that it was a great meeting. He added that this conversation will be helpful in refining the draft plan and moving on to the next stages.

Deputy City Clerk Pettit noted that it was a good meeting with some good conversations. He said that he was looking forward to seeing everyone at the next meeting.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked Shelly Wade and his fellow Commissioners. He shared his condolences for the friends and family of former Planning Commissioner Roberta Highland, noting that she will be greatly missed.

Commissioner H. Smith gave his condolences to the friends and family of former Commissioner Highland, adding that she left a footprint in the community. He stated that it's great to be here and talk through the comprehensive plan. He shared his appreciation for Ms. Keiser's comments about implementing a report card to reflect back on the progress that's been made after the adoption of the plan. He thanked his fellow Commissioners for their time.

Commissioner Stark thanked Ms. Wade for her excellent work and commended her on her substantial endurance. He also gave thanks to Ms. Keiser for her input, City Staff, and his fellow Commissioners.

Commissioner Barnwell thanked Ms. Wade. He noted how big of an impact former Commissioner Highland had on the community. He suggested Agnew::Beck investigate the airport land ownership before applying blanket airport designation to the entire area. He agreed with the need of a report card to reflect back on progress that's made with implementation of the new comprehensive plan. He thanked his fellow Commissioners for their service and shared his appreciation for City Planner Foster's work.

Commissioner S. Smith gave his condolences to the friends and family of former Commissioner Highland, noting that she was a champion of Homer, wetlands and the environment. He thanked the constituents from Agnew::Beck and Ms. Keiser for her public input.

ADJOURN

There being no further business to come before the Commission, Chair Scott Smith adjourned the meeting at 9:24 p.m. The next Regular Meeting is scheduled for **Wednesday, May 7th, 2025 at 6:30 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.

Zach Pettit, Deputy City Clerk II

Approved:_____

Kim and Stephen Smith
PO Box 3235
Homer, Alaska 99603

May 1, 2025

Dear Homer Planning Commission Members,

Steve and I are property owners adjacent to and downstream of the subdivision Foss Acres 2025 Addition. We built our home in 1985 on Bell Avenue and recently bought the adjoining ten acres neighboring the proposed subdivision. We have had the chance to review the Preliminary Plat and are now commenting regarding the proposed subdivision guided by the requirements of the City of Homer Ordinances, as well as the Kenai Peninsula Borough Code.

- We ask the Planning Commission to note that the existing road alignment varies from the platted Right of Way center line. The road and its drainage improvements are substandard in accordance with the City of Homer's Road Construction Design Criteria. Given the density of this subdivision and its location within wetlands, we believe the City of Homer should exercise its requirement to reconstruct and realign the road to City of Homer road and drainage improvement standards.
- During the redesign process we recommend that the design include non-motorized facilities. These facilities have continually been recommended for new subdivisions in the City of Homer.
- The City of Homer will also need to address Kenai Peninsula Borough Code 20.30.030. The adjoining subdivision to the north with access from Tundra Rose to the proposed subdivision has a grade that far exceeds the Kenai Peninsula Borough and City of Homer grade standards for emergency access vehicles trying to negotiate the road, particularly in icy conditions.
- Kenai Peninsula Borough code 20.30.030 requires the continuation or appropriate projection of all streets and surrounding areas as well as providing adequate and safe access for emergency and service vehicles. The extension of Jeffrey Avenue to connect to Tundra Rose Right of Way will realistically be a Borough requirement and should be a City of Homer requirement.
- The City of Homer should consider the proposed development within the wetlands included in the Preliminary Plat. The City should address the runoff of

these wetlands. The wetlands drain into gulleys on adjacent property with streams that run year-round and continue all the way to Fairview Avenue and beyond.

We have also been in discussion with adjacent property owners about dedicating a public recreational easement as part of a trail system connecting Karen Hornaday Park with the Tundra Rose Right of Way. We believe that a dedication, along the south boundary or another functional location should be required to complete the connection from our east property line to the Tundra Rose Right of Way. We know the City of Homer has been actively investigating a recreational easement from Karen Hornaday Park to the top of West Hill. The opportunity for this access finishing at the Tundra Rose Right of Way is both a historical and a recreational benefit to the City of Homer.

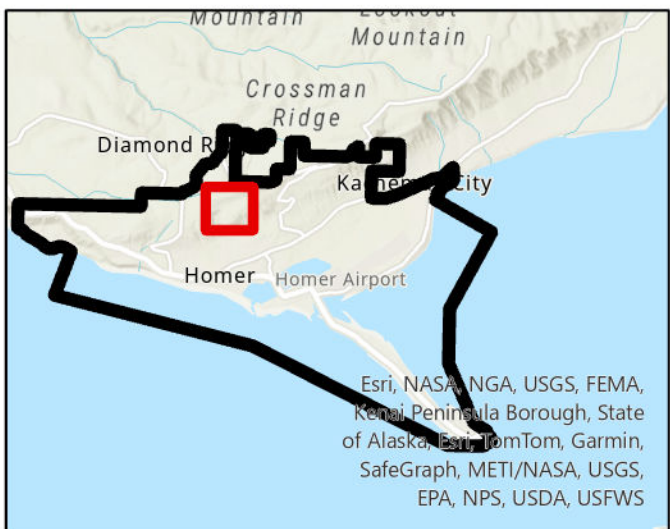
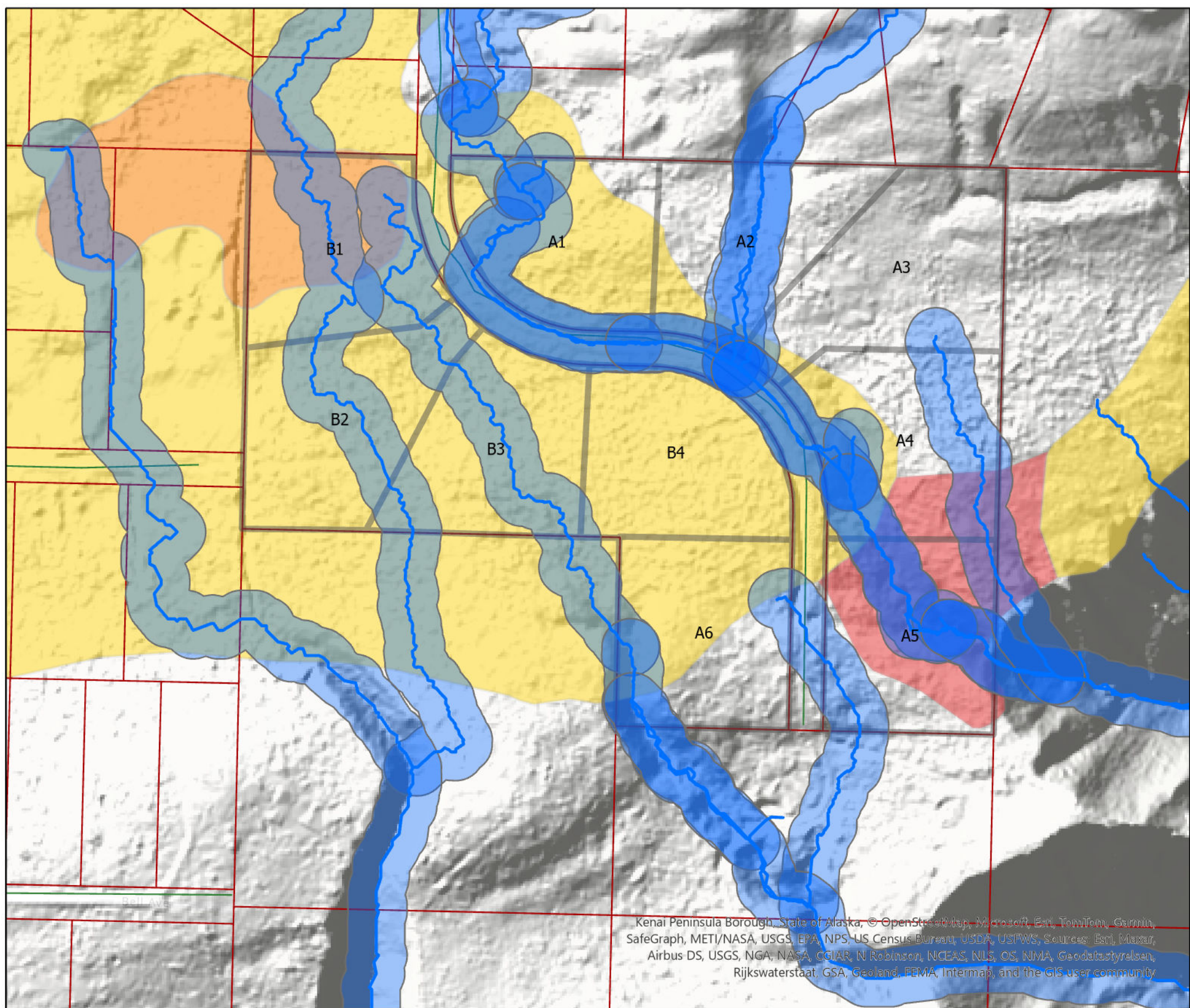
We look forward to continued dialog. We will be flying out to a family reunion on May 7, actually in the air, so we will not be able to join the Commission for the meeting. We request you take our comments into consideration, and if you need further information contact us going forward.

Thank you for the work you do and the opportunity to address the proposed Preliminary Plat. As residents of Homer since 1978 and 1977, what happens here matters to us. With the new Comprehensive Plan soon to be released, we ask that the Commission move forward with a vision of Homer we have worked for and imagined.

With respect,

Kim and Steve Smith
888 Bell Avenue
PO Box 32352
Homer, Alaska 99603

Foss Acres 2025 Addition--Stream Drainages & Wetlands



Legend

- Stream buffer - 50 ft.
- Stream Drainages
- Redacted_Parcels
- Proposed Subdivision-Foss Acres #2

Wetlands (KWF)

- Discharge Slope

- Tidal
- Riverine
- Kettle
- Depression
- Wetland / Upland Complex
- Drainageway
- Headwater Fen
- Lakebed
- DISTURB
- Other