



Agenda

Planning Commission Regular Meeting

Wednesday, January 17, 2024 at 6:30 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: 979 8816 0903 Password: 976062

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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. 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.

A. Unapproved Meeting Minutes for Special Meeting on January 3, 2024

- Will be provided in the Supplemental Packet

PRESENTATIONS / VISITORS

REPORTS

A. Staff Report 24-001, City Planner's Report

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report 23-066, Bayview Subdivision, Lighthouse Village Replat Preliminary Plat

Public Comment Received

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- [A.](#) Public Comment Received on Conditional Use Permits 23-09, 23-10 and 23-11
- [B.](#) City Manager's Report for City Council Meeting on January 8, 2024
- [C.](#) City Newsletter for January 2024
- [D.](#) PC Annual Calendar 2024

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

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, February 7, 2024 at 6:30 p.m. A Special Meeting will be conducted on Wednesday, January 31, 2024 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



City of Homer

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Planning

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Staff Report PI 24-001

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: January 17, 2024
SUBJECT: City Planner's Report

1.8.24 City Council

- a. Ordinance 23-49(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Title 2, Chapters 2.32 Departments and Boards, 2.44 Department of Administration, 2.48 Public Library, and Enacting Chapters 2.46 Department of Information Technology and 2.57 Department of Community Development. Erickson/Davis. Memorandum CC-24-019 from Councilmembers as backup. Memorandum CC-24-020 from Parks, Art, Recreation & Culture Advisory Commission as backup. There were no public comments. ADOPTED Substitute with discussion.

- c. Memorandum CC-24-002 from Mayor Castner re: Appointment of Kathryn Carsow, Charles Barnwell, and Mel Kim to the Comprehensive Plan Steering Committee. Recommend approval.

Meeting Schedule

The next regular meeting date is Wednesday, February 7, 2024.

City Manager
Erickson/Davis

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA
AMENDING HOMER CITY CODE TITLE 2, CHAPTERS 2.32
DEPARTMENTS AND BOARDS, 2.44 DEPARTMENT OF
ADMINISTRATION, 2.48 PUBLIC LIBRARY, AND ENACTING
CHAPTERS 2.46 DEPARTMENT OF INFORMATION TECHNOLOGY
AND 2.57 DEPARTMENT OF COMMUNITY DEVELOPMENT.

WHEREAS, The City Manager has identified a series of modifications to the current organizational design which would result in the creation of a Department of Information Technology, a Department of the Library, and a Department of Community Development.

Section 1. Homer City Code Title 2 is hereby amended to read as follows:

Chapters:

- 2.04 City Manager
- 2.08 Mayor and Council
- 2.12 City Clerk
- 2.16 City Attorney
- 2.20 City Treasurer
- 2.24 Health Officer
- 2.28 Public Officials and Employees
- 2.32 Departments and Boards
- 2.36 Department of Finance
- 2.40 Department of Port and Harbor
- 2.44 Department of Administration
- 2.46 Department of Information Technology**
- 2.48 Public Library
- 2.52 Police Department
- 2.53 Fire Department
- 2.56 Department of Public Works

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2.57 Department of Community Development

2.58 Boards and Commissions

2.60 Parks, Art, Recreation, and Culture Advisory Commission

2.64 Port and Harbor Advisory Commission

2.68 *Repealed*

2.70 Americans with Disabilities Act Advisory Board

2.72 Planning Commission

2.76 Economic Development Advisory Commission

2.78 *Repealed*

2.80 *Repealed*

2.84 Public Release of Record

2.92 Public Records Management

2.96 *Repealed*

Section 2. Homer City Code Chapter 2.32 Departments and Boards is hereby amended to read as follows:

Chapter 2.32
DEPARTMENTS AND BOARDS¹

Sections:

2.32.010 Departments – Directors.

2.32.020 *Repealed.*

2.32.030 Designation and function of departments.

2.32.040 Departmental administrative fee schedule.

Prior legislation: Ords. 1-100.4 and 73-8.

2.32.010 Departments – Directors.

There shall be principal subdivisions of the City government known as departments. Each department shall be headed by the City Manager until such time as the ~~Council~~ **City Manager** shall approve the appointment of a “director” who shall then head the designated department. The director shall be appointed by and be responsible to the City Manager. These departments are the functional units under which all matters of an administrative, organizational or utilitarian nature shall fall and shall be all-inclusive of every City function as defined in this chapter. Each department may be further subdivided into divisions for operational purposes. [Code 1967 § 3-400.1; Code 1981 § 1.40.010].

2.32.020 Boards and commissions.

Repealed by Ord. 18-38(S). [Ord. 92-30(S)(A), 1992. Code 1967 § 3-400.2; Code 1981 § 1.40.020].

2.32.030 Designation and function of departments.

The City departments are designated in this section and their functions set forth:

Chapter 2.36 HCC	Department of Finance
Chapter 2.40 HCC	Department of Port and Harbor
Chapter 2.44 HCC	Department of Administration
<u>Chapter 2.46 HCC</u>	<u>Department of Information Technology</u>
<u>Chapter 2.48 HCC</u>	<u>Department of the Public Library</u>
Chapter 2.52 HCC	Police Department
Chapter 2.53 HCC	Fire Department
Chapter 2.56 HCC	Department of Public Works
<u>Chapter 2.57 HCC</u>	<u>Department of Community Development</u>

[Amended by City in August 2017; Ord. 91-7 § 2, 1991; Ord. 85-35 § 2, 1985. Code 1981 § 1.40.030].

2.32.040 Departmental administrative fee schedule.

Unless established by ordinance or resolution of the City Council, the director of each department of the City shall have the authority, subject to the approval of the City Manager and ratification by the City Council, to promulgate and maintain an administrative fee schedule for services provided by that department. Fees for identical services shall be uniform throughout all departments. A current copy of the departmental administrative fee schedule shall be available for inspection by any person at the front reception area of the department and at the office of the City Clerk. Unless otherwise provided by ordinance or resolution, all fees collected under this schedule shall be forwarded to the Finance Department for deposit into the general fund. [Ord. 92-07(S)(A), 1992. Code 1981 § 1.40.040].

¹ For Alaska Statute provisions authorizing municipalities to establish and prescribe the functions of departments, officers and agencies, see AS 29.35.010.

Section 3. Homer City Code Chapter 2.44 Department of Administration is hereby amended to read as follows:

Bold and underlined added. ~~Deleted language stricken through~~

The Department of Administration is created which shall be headed by the City Manager or his designee. Within this Department will be the City Clerk and such other personnel as may be necessary to provide such services as personnel administration; ~~City-wide planning; zoning and platting; permitting and inspection; services such as parks, recreation, Community Recreation Program, and library programs;~~ administration of the Homer Advisory Planning Commission, the Homer Advisory Parks, ~~Art, and Recreation,~~ **& Culture Advisory** Commission, the City of Homer Port and Harbor Advisory Commission, **Americans With Disabilities Act (ADA) Advisory Board** and the Library Advisory Board; major capital projects administration; ~~economic development~~ and City enhancement programs and such other services or programs as designated by the City Manager or requested by the City Council. The Department may be subdivided into divisions with their own supervisors as deemed necessary. [Ord. 10-16 § 1, 2010; Ord. 85-35 § 4, 1985. Code 1981 § 1.43.010].

Section 4. Homer City Code Chapter 2.46 Department of Information Technology is hereby enacted to read as follows:

Chapter 2.46
DEPARTMENT OF INFORMATION TECHNOLOGY

2.46.010 Department of Information Technology.

The Department of Information Technology is created which shall be headed by the Director of Information Technology, also known as the Chief Technical Officer of the City. The Director shall be appointed by the City Manager for an indefinite term and shall be removable by the City Manager. The Department may be subdivided into divisions with their own supervisors as deemed necessary.

Section 5. Homer City Code Chapter 2.48 Public Library is hereby amended to read as follows:

Chapter 2.48

Department of the PUBLIC LIBRARY¹

Sections:

2.48.005 Department of the Library

2.48.010 Library functions.

2.48.020 Library Director – Appointment.

2.48.030 Library Director – Duties.

2.48.040 Board – Creation and membership.

2.48.050 Library Advisory Board – Powers and duties.

2.48.060 Library Advisory Board – Vacancies.

2.48.070 Use of library.

2.48.005 Department of the Library.

[Bold and underlined added. Deleted language stricken through]

The Department of the Library is created which shall be headed by the Library Director. The Director shall be appointed by the City Manager for an indefinite term and shall be removed by the City Manager. The Department may be subdivided into divisions with their own supervisors as deemed necessary.

2.48.010 Library functions.

The major functions of the library are the operation of the Homer Library, including control and supervision of library use, acquisition of library property and other related matters. [Ord. 85-35 § 5, 1985; Ord. 80-2 § 1, 1980. Code 1981 § 1.48.010].

2.48.020 Library Director – Appointment.

The head of the Homer Library is the Library Director, who shall be appointed by the City Manager. **The Library Director must hold a master's degree in library or information science, or other relevant credential, as required for library grant eligibility by the State of Alaska** [Ord. 09-28(S) § 1, 2009; Ord. 85-35 § 5, 1985; Ord. 80-2 § 2, 1980. Code 1981 § 1.48.020].

2.48.030 Library Director – Duties.

The Library Director of the City shall be responsible for and shall have supervision and control of the library and hold responsibilities as denoted in the job description for the position. [Ord. 09-28(S) § 1, 2009; Ord. 85-35 § 5, 1985; Ord. 80-2 § 3, 1980. Code 1981 § 1.48.030].

2.48.040 Board – Creation and membership.

There is created the City of Homer Library Advisory Board, referred to in this chapter as the Board, which shall act in an advisory capacity to the Library Director and the City. The Board shall consist of seven members comprised as follows:

- a. At least five members of the Board shall reside within the corporate limits of the City.
- b. Members shall serve for three years with initial appointments to be made for staggered terms as follows: Two one-year terms; two two-year terms; and three three-year terms.
- c. Members shall serve without compensation. [Ord. 09-28(S) § 1, 2009; Ord. 98-7, 1998; Ord. 95-5, 1995; Ord. 85-35 § 5, 1985; Ord. 80-2 § 4, 1980. Code 1981 § 1.48.040].

2.48.050 Library Advisory Board – Powers and duties.

The Library Advisory Board shall:

- a. Establish operational policies for the library program, and submit same to the City Council for approval. There shall be an annual review of policies and revisions may be recommended by the Board.
- b. Assist the Librarian in preparation and presentation of the annual budget request to the City Council.
- c. Adopt bylaws and regulations for internal operations governing the proper and orderly discharge of its responsibilities.
- d. Make recommendations through the City Manager to the Mayor and City Council concerning the library and its programs.

Bold and underlined added. ~~Deleted language stricken through~~

e. Solicit donations of money and/or property for the benefit of the library. Any money donations shall be deposited to the City treasury in a reserve fund designated for public library use. If property, it shall be accepted by deed or other conveyance subject to approval by the City Council. Such property shall be held or disposed of for public library purposes as the Council may direct. The Board may make recommendations for disposition of money or property so received and such recommendations shall be considered and acted upon by the Council. [Ord. 85-35 § 5, 1985; Ord. 80-2 § 5, 1980. Code 1981 § 1.48.050].

2.48.060 Library Advisory Board – Vacancies.

a. In the event of a vacancy on the Library Advisory Board, the Mayor shall appoint a person to fill such vacancy for the unexpired term, subject to confirmation by the City Council.

b. If any Library Board member is absent for three consecutive meetings (unless a majority of the other members have previously granted a leave of absence, not to exceed six months), the seat of that member shall be declared vacant and a new member appointed by the Mayor subject to confirmation by the City Council. [Ord. 85-35 § 5, 1985; Ord. 80-2 § 6, 1980. Code 1981 § 1.48.060].

2.48.070 Use of library.

All persons shall be extended the use of library privileges subject to observing the rules and regulations established for the use thereof. The Library Director may prohibit any person from using the library who willfully or persistently violates any rule or regulation prescribed for the operation of the library. No person shall fail or refuse to leave the library when ordered to do so by the Library Director or other person in charge. [Ord. 09-28(S) § 1, 2009; Ord. 85-35 § 5, 1985; Ord. 80-2 § 7, 1980. Code 1981 § 1.48.070].

Section 6. Homer City Code Chapter 2.57 Department of Community Development is hereby enacted to read as follows:

Chapter 2.57

DEPARTMENT OF COMMUNITY DEVELOPMENT

2.57.010 Department of Community Development.

The Department of Community Development is created which shall be headed by the Director of Community Development. The Director shall be appointed by the City Manager for an indefinite term and shall be removable by the City Manager. Within this Department will be the City Planner and such other personnel as may be necessary to provide services such as city-wide planning; zoning and platting; permitting and inspection; economic development; City enhancement programs and such other services or programs as designated by the City Manager or requested by the City Council; services such as parks, and community recreation. The Department may be subdivided into divisions with their own supervisors as deemed necessary.

Section 7. This Ordinance is of a permanent and general character. and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2023.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:



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Staff Report 23-066

TO: Homer Planning Commission **23-066**
FROM: Ryan Foster, AICP, City Planner
DATE: 12/6/2023
SUBJECT: Bayview Subdivision Lighthouse Village Replat Preliminary Plat

Requested Action: Recommend approval of the preliminary plat, creating two larger lots out of three original lots and right of way area.

General Information:

Applicants:	Doyon, Limited 1 Doyon Place Fairbanks, AK 99701	Doyon Tourism, Inc. 11500 Sukdu Way Suite 250 Anchorage, AK 99515
	Seabright Survey + Design, 1044 East Road Suite A, Homer AK 99603	
Location:	Homer Spit Road, west of Kachemak Drive intersection	
Parcel ID:	18101034, 18101035, 17921015	
Size of Existing Lot(s):	1.87, 2.70, 1.35 acres	
Size of Proposed Lots(s):	3.953 and 3.004 acres	
Zoning Designation:	Rural Residential and General Commercial 1	
Existing Land Use:	The rural residential lot is vacant. The GC1 lots have an auto wrecking yard/repair shop, boat storage, and formerly a restaurant and small shops on the southern lot.	
Surrounding Land Use:	North: Peninsula Solid Waste shop, ministorage, rooming house South: Mariner Lagoon East: Homer Spit Road and airport properties West: Residential	
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:	The area south of the existing retaining wall is tidal marsh	
Flood Plain Status:	AE 20	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 42 property owners of 47 parcels as shown on the KPB tax assessor rolls.
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Analysis: This subdivision is within the Rural Residential and General Commercial 1 Zoning Districts. This plat accompanies the action of vacating the B Street Right of Way south of Bay Avenue, and reconfigures three smaller lots into two larger lots. The vacation of the street is a separate action and discussed in a separate staff report. If the vacation is approved, this preliminary plat would be the mechanism by which the property boundaries would legally change.

Homer City Code 22.10.051 Easements and rights-of-way

- A. The subdivider shall dedicate in each lot of a new subdivision a 15-foot-wide utility easement immediately adjacent to the entire length of the boundary between the lot and each existing or proposed street right-of-way.

Staff Response: The plat meets these requirements. See plat note 1.

- B. The subdivider shall dedicate in each lot of a new subdivision any water and/or sewer easements that are needed for future water and sewer mains shown on the official Water/Sewer Master Plan approved by the Council.

Staff Response: The plat meets these requirements. No additional easements are required for future infrastructure.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new streets are proposed therefore no non-motorized routes are required under this section of City Code.

- D. The City Council may accept the dedication of easements or rights-of-way for non-motorized transportation facilities that are not required by subsection (c) of this section, if the City Council determines that accepting the dedication would be Consistent with the adopted plans of the City.

Staff Response: The plat meets these requirements.

Preliminary Approval, per KPB code 20.25.070 Form and contents required. The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

- A. Within the Title Block:
1. Names 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;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- 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;

Staff Response: The plat meets these requirements.

- 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;

Staff Response: The plat meets these requirements.

- 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 limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision; [Additional City of Homer HAPC policy: Drainage easements are normally thirty feet in width centered on the drainage. Final width of the easement will depend on the ability to access the drainage with heavy equipment. An alphabetical list of street names is available from City Hall.]

Staff Response: The plat meets these requirements.

- G. Status of adjacent lands, including names of subdivisions, lot lines, lock numbers, lot numbers, rights-of-way; or an indication that the adjacent land is not subdivided;

Staff Response: The plat meets these requirements.

- H. Approximate location 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;

Staff Response: The plat does not meet these requirements. A plate note should be added stating a portion of the subdivision lies within an AE20 flood hazard area.

- I. Approximate locations of areas subject to tidal inundation and the mean high water line;

Staff Response: The plat partially meets these requirements. Limits of tidal flooding are depicted per parent plat HM 94-51. Staff recommends depicting the limits of tidal inundation and mean high water across all lots.

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;

Staff Response: The plat meets these requirements.

- 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;

Staff Response: The plat meets these requirements. A supplemental As-built of water and sanitary sewer lines has been provided.

- 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;

Staff Response: The plat meets these requirements. No public roads are proposed.

- 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;

Staff Response: The plat meets these requirements. An attachment with slopes over 20% has been provided.

- N. Apparent encroachments, with statement indicating how the encroachments will be resolved prior to final plat approval; and

Staff Response: The plat meets these requirements.

- 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.

Staff Response: The plat meets these requirements.

Public Works Comments:

1. A drainage easement should be retained or accommodated for drainage from the Bay Avenue area.
2. Work with Public Works on utility planning during the development and platting process.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat with the following comments:

1. A plat note should be added stating a portion of the subdivision lies within an AE20 flood hazard area.
2. Depict the limits of tidal inundation and mean high water across all lots.
3. Provide a drainage easement from B Street Right of Way and Bay Avenue to Kachemak Bay.
4. Work with Public Works on utility planning during the development and platting process.

Attachments:

1. Preliminary Plat
2. Supplemental As built
3. Steep slope supplemental
4. Public Notice
5. Aerial Map

NOTES

1. THE 15' FRONTING RIGHTS-OF-WAY AND THE 20' WITHIN 5' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. THESE LOTS ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.

3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.

4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.

5. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.

6. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT F-021-1(23) "HOMER SPIT" SHEET 1 & STATE OF ALASKA DOT&PF RIGHT OF WAY MAP ALASKA PROJECT QF-021-1(25) "HOMER BY-PASS" SHEET 8.

7. THE NATURAL MEANDERS OF MEAN HIGH WATER IS FOR AREA COMPUTATIONS ONLY, THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THE INTERSECTION WITH THE NATURAL MEANDERS.

8. THERE IS AN EASEMENT GRANTED TO DOUGLAS A. MEERER FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF THE RETAINING WALL WITHIN B ST. R/W RECORDED BK 227 PG 144 HRD.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: _____ DATE _____
AUTHORIZED OFFICIAL KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	50.00'	N60°08'43"E
L2	20.00'	N60°08'36"E

LEGEND

- SET 2" AC 7968-S 2024
- 2" AC 7610-S 1994
- 2" AC 7610-S 1984
- 2" AC 3686-S 1989
- 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

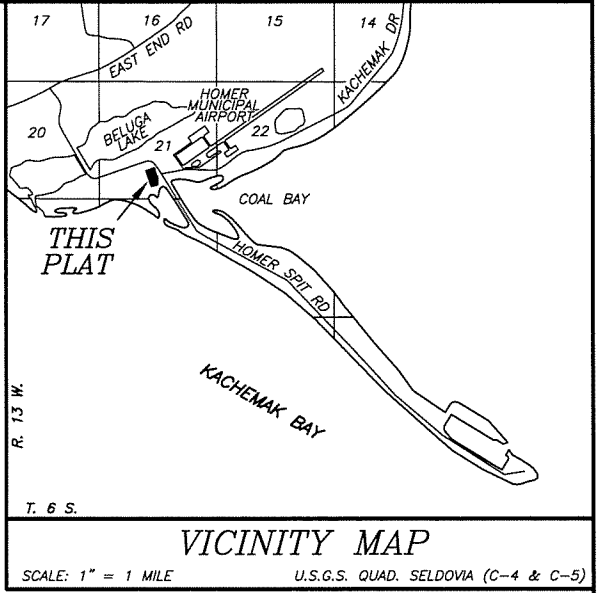
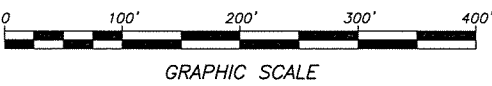
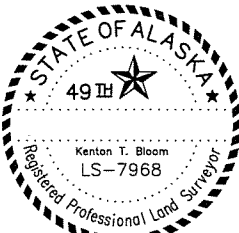
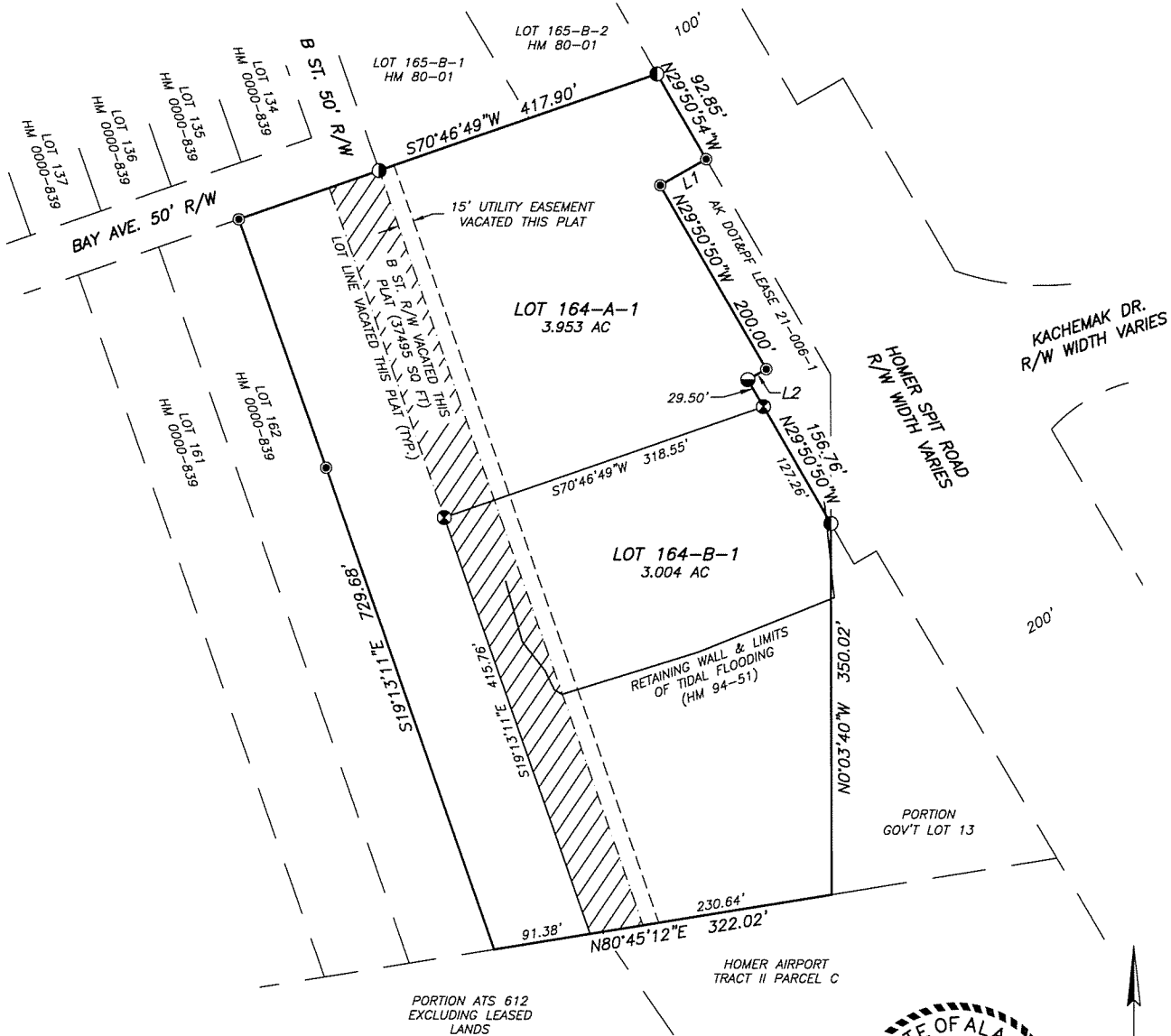
FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON, LIMITED IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON, LIMITED, I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR: _____ FORMER LOTS 164-A & 164-B
DOYON, LIMITED
11500 SUKDU WAY, SUITE 250
ANCHORAGE, AK 99515

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON TOURISM, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON TOURISM, INC., I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR: _____ FORMER LOT 163
DOYON TOURISM, INC.
11500 SUKDU WAY, SUITE 250
ANCHORAGE, AK 99515

HOMER RECORDING DISTRICT KPB FILE NO. 2023-XXX

**BAYVIEW SUBDIVISION
LIGHTHOUSE VILLAGE REPLAT**

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW SUBD. NO. 6 (HM 94-51), LOCATED IN THE SW1/4 SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.957 ACRES

**SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.**

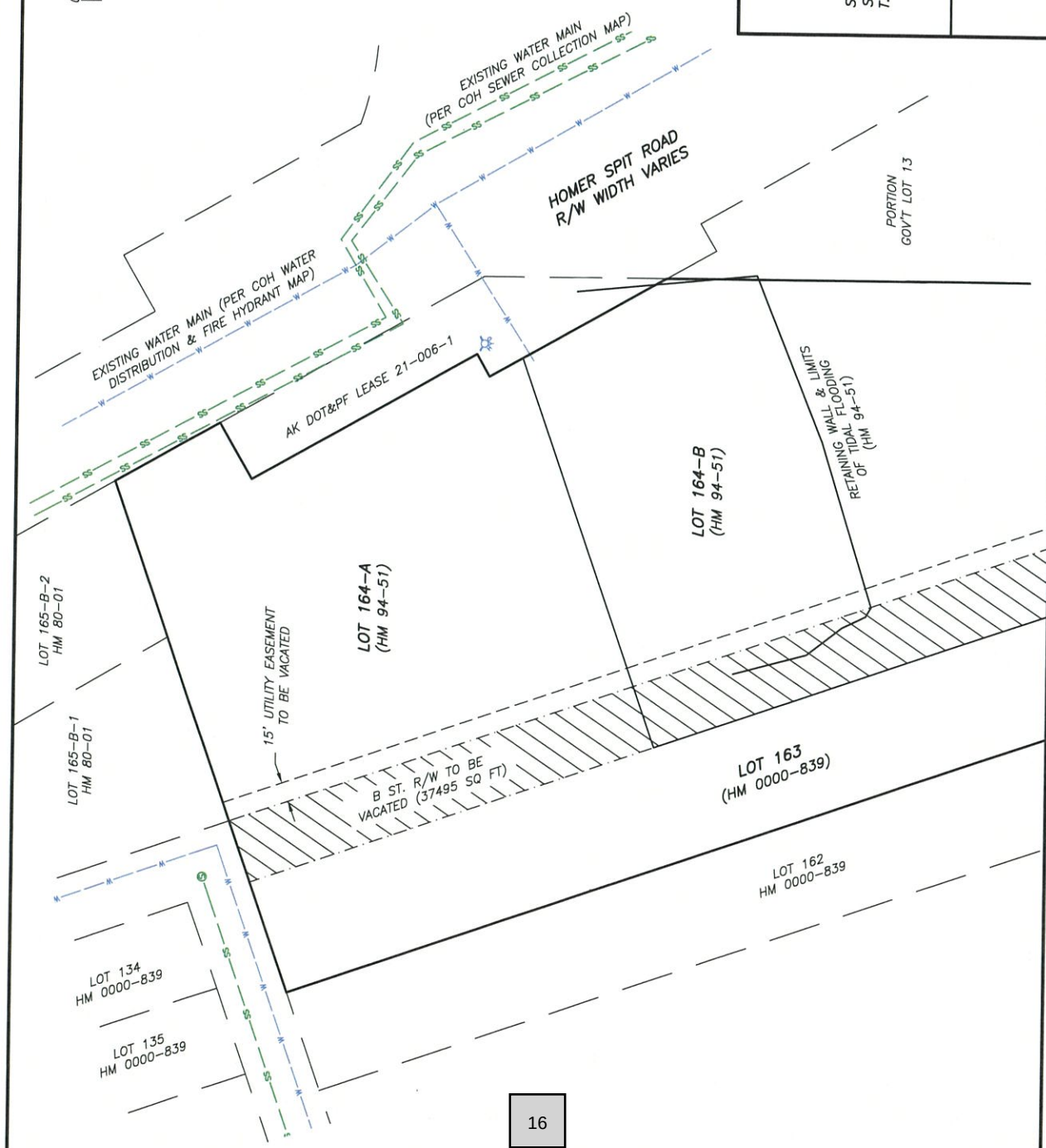
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091

CLIENTS: DOYON, LIMITED & DOYON TOURISM, INC.
11500 SUKDU WAY ANCHORAGE, AK 99515

DRAWN BY: KK	CHKD BY: KB	JOB #2023-88
DATE: 11/2023	SCALE: 1"=100'	SHEET #1 OF 1



GRAPHIC SCALE



**BAYVIEW SUBDIVISION
LIGHTHOUSE VILLAGE REPLAT
SUPPLEMENTAL ASBUILT**

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW SUBD. NO. 6 (HM 94-51), LOCATED IN THE SW1/4 SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

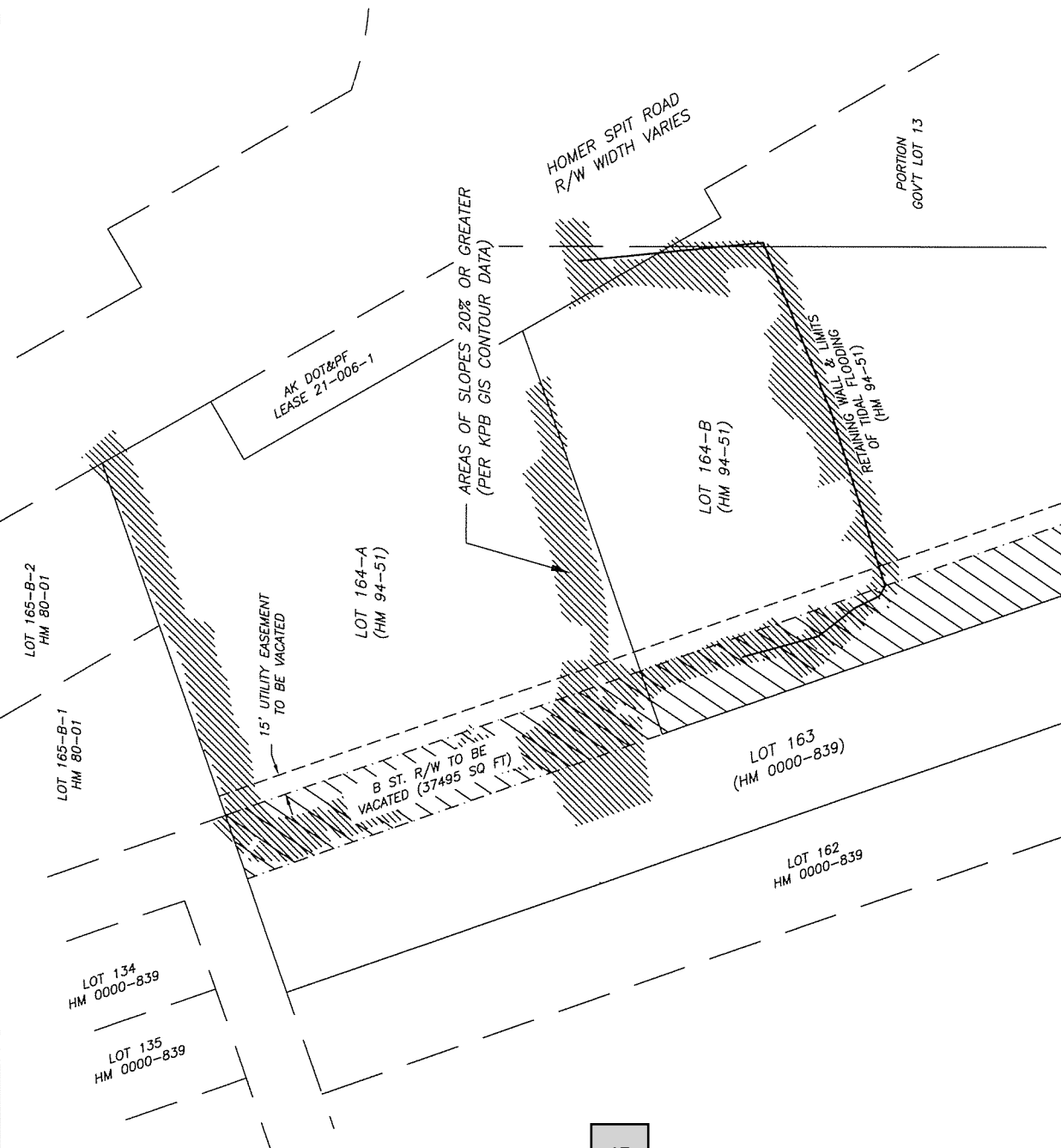
CONTAINING 6.957 ACRES

SEABRIGHT SURVEY + DESIGN
KENTON T. BLOOM, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091



GRAPHIC SCALE



BAYVIEW SUBDIVISION
LIGHTHOUSE VILLAGE REPLAT
STEEP SLOPES

A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW
SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW
SUBD. NO. 6 (HM 94-51), LOCATED IN THE SW1/4 SEC. 21,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

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

A public hearing on the matters below are scheduled for Wednesday, December 6, 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 proposal to vacate the B Street right-of-way within the Bayview Subdivision NO. 6 (HM 94-51), located in the SW1/4 SEC. 21, T. 6 S., R. 13 W., S.M.

Public notice is hereby given that a preliminary plat has been received proposing to subdivide or replat property. You are being sent this notice because you are an affected property owner within 500 feet of a proposed subdivision and are invited to comment.

Proposed subdivision under consideration is described as follows:

Bayview Subdivision Lighthouse Village Replat, Preliminary Plat

The location of the proposed subdivision affecting you is provided on the attached map. A preliminary plat showing the proposed subdivision may be viewed at the City of Homer Planning and Zoning Office. Subdivision reviews are conducted in accordance with the City of Homer Subdivision Ordinance and the Kenai Peninsula Borough Subdivision Ordinance. A copy of the Ordinance is available from the Planning and Zoning Office. **Comments should be guided by the requirements of those Ordinances.**

A copy of the proposals may be viewed at Homer City Hall, in the Clerk's Office Lobby on the lower level. 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 December 1, 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.

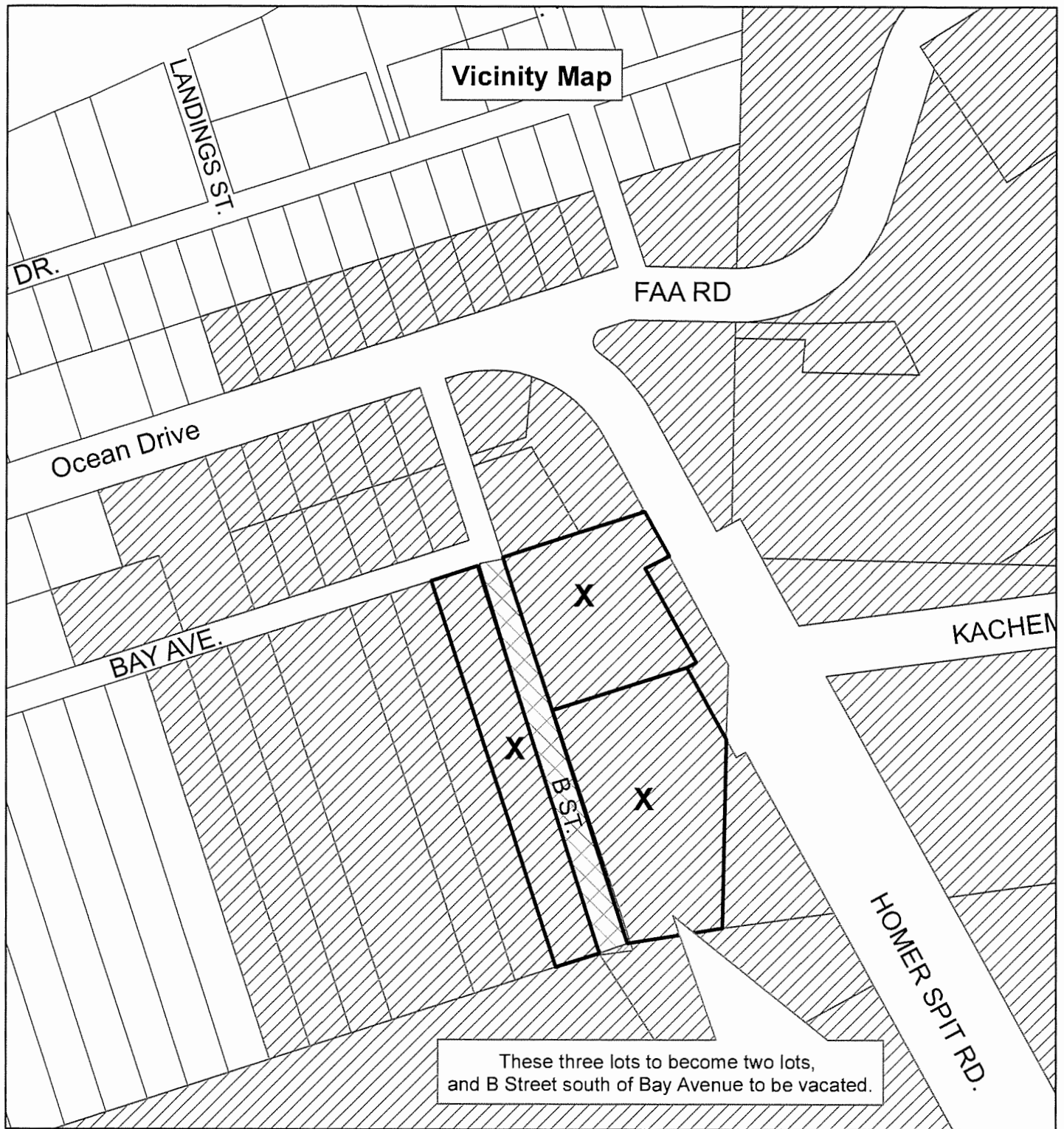
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

If you have questions, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 435-3120, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY

Vicinity Map 18 in Reverse

Vicinity Map



City of Homer
Planning and Zoning Department

11/20/23

Vacation of a Portion of B Street and Bayview Sub Lighthouse Village Replat Preliminary Plat

Marked Lots are within 500 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.*



A REPLAT OF B STREET RIGHT-OF-WAY, LOT 163 BAYVIEW SUBD. (HM 0000-839), AND LOTS 164-A & 164-B BAYVIEW SUBD. (HM 94-51), LOCATED IN THE SW1/4 SEC. 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 6.957 ACRES

SEABRIGHT SURVEY + DESIGN

KENTON T. BLOOM, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1091



NOTES

1. THE 15' FRONTING RIGHTS-OF-WAY AND THE 20' WITHIN 51' OF SIDE LOT LINES IS A UTILITY EASEMENT GRANTED THIS PLAT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THESE LOTS ARE SUBJECT TO CITY OF HOMER ZONING ORDINANCES AND TO ANY SUBSEQUENT CHANGES THEREIN. CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS, OWNERS SHOULD CHECK WITH THE CITY OF HOMER PRIOR TO DEVELOPMENT ACTIVITIES.
3. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
4. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
6. STATE RIGHT-OF-WAY IS FROM STATE OF ALASKA PROJECT F-021-(23) HOMER SPIT SHEET 1 & STATE OF ALASKA DOT&PF RIGHT-OF-WAY PROJECT G-021-(23) HOMER SPIT SHEET 8.
7. THE NATURAL MEMBERS OF MEAN HIGH WATER IS FOR THE CONSIDERATION OF THE SUBSIDIES AND THE INTERSECTION WITH THE NATURAL MEANERS.
8. THERE IS AN EASEMENT GRANTED TO DOUGLAS A. 227 PG 144 HRD.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

WASTEWATER DISPOSAL

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	50.00'	N60°08'43"E
L2	20.00'	N60°08'36"E

LEGEND

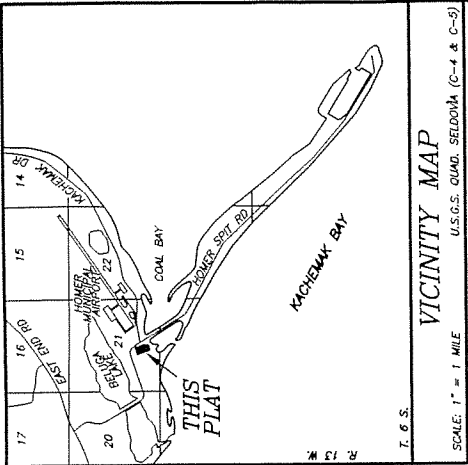
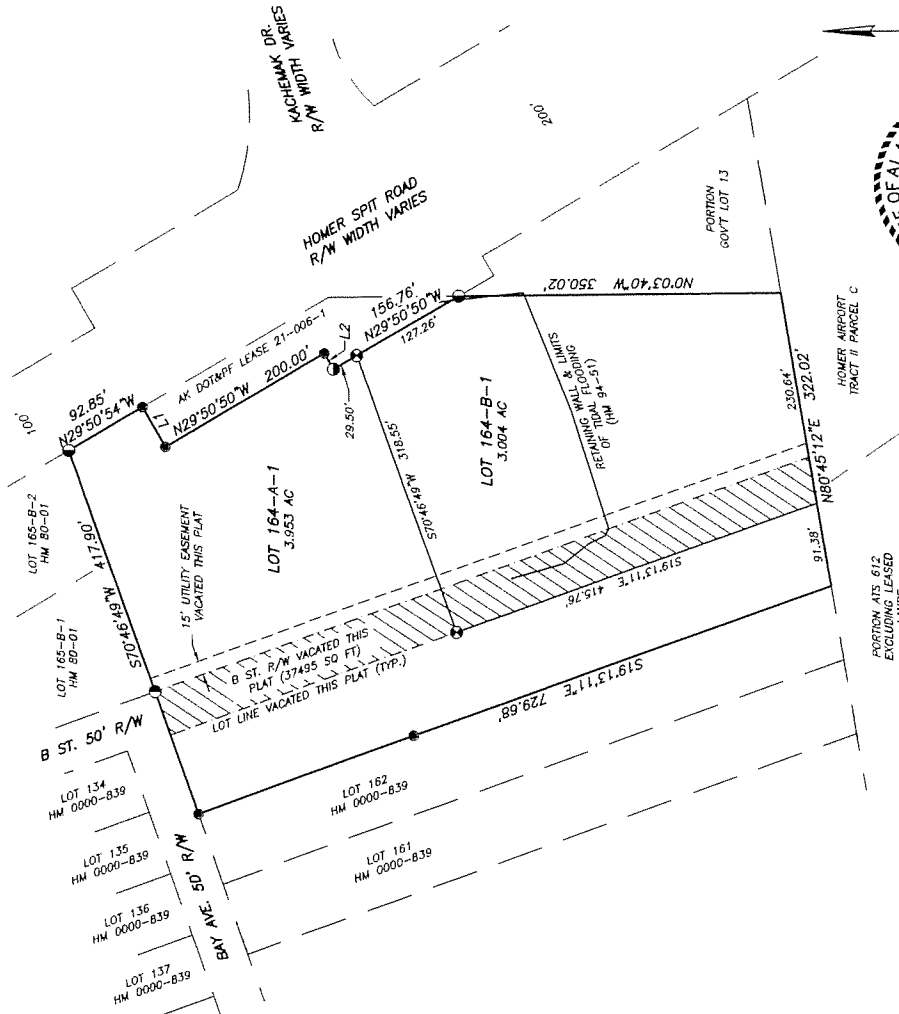
- SET 2" AC 7968-S 2024
- 2" AC 7610-S 1994
- 2" AC 7610-S 1984
- 2" AC 3608-S 1989
- 5/8" REBAR

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.
NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON, LIMITED IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON, LIMITED, I HEREBY ADAPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR:
DOYON, LIMITED
11500 SUDOU WAY, SUITE 250
ANCHORAGE, AK 99515

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DOYON TOURISM, INC. IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF DOYON TOURISM, INC., I HEREBY ADAPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND EASEMENTS TO THE USE SHOWN HEREON.

AUTHORIZED SIGNATORY FOR:
DOYON TOURISM, INC.
11500 SUDOU WAY, SUITE 250
ANCHORAGE, AK 99515

HOMER RECORDING DISTRICT
NFB FILE NO. 2023-XXX

BAYVIEW SUBDIVISION
LIGHTHOUSE VILLAGE REPLAT

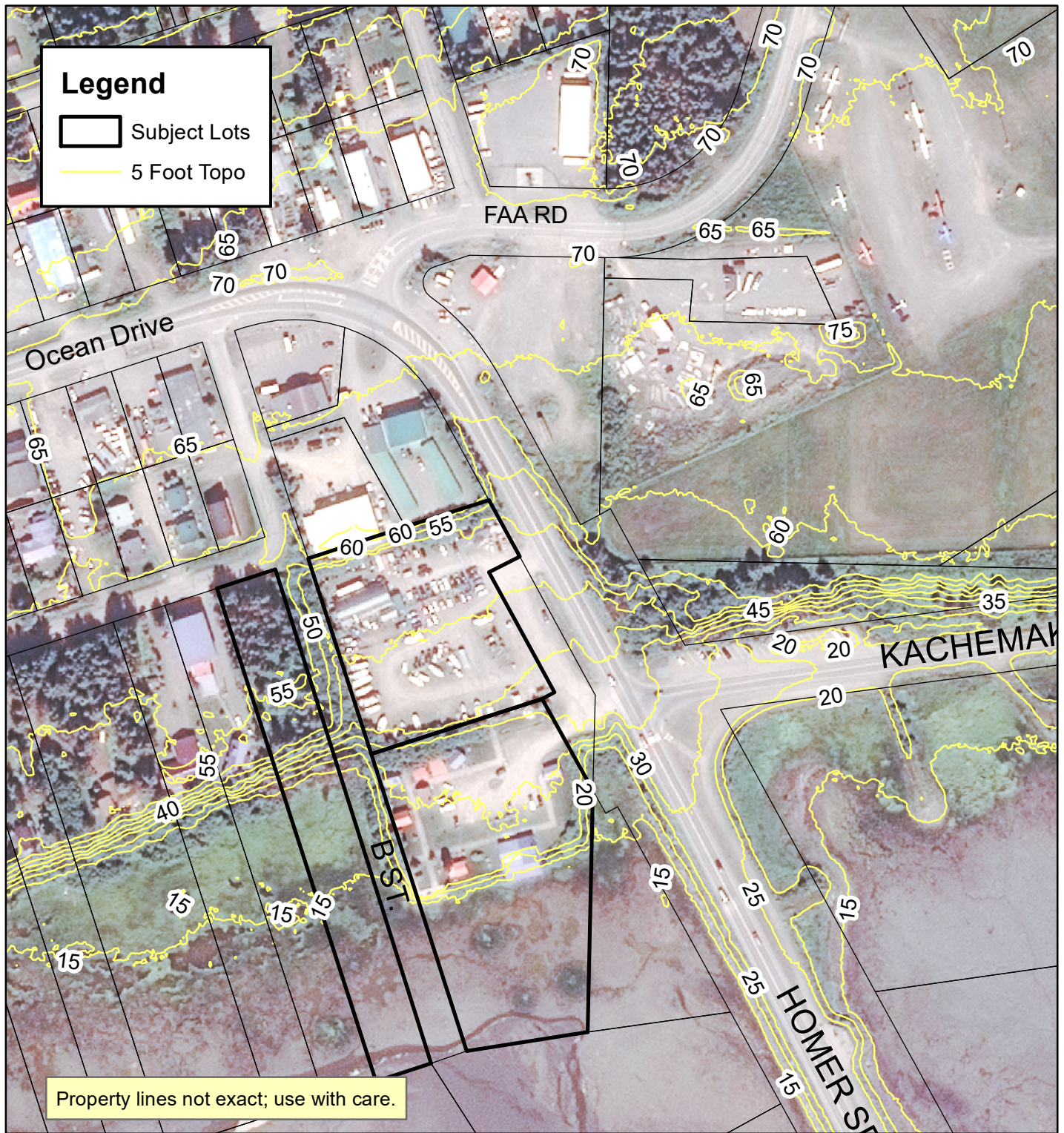
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11500 SUDOU WAY, ANCHORAGE, AK 99515

DRAWN BY: KK
CHKD BY: KB
DATE: 11/2023
SCALE: 1"=100'
JOB #2023-88
SHEET #1 OF 1



From: [mary.griswold](#)
To: [Renee Krause](#)
Subject: public comment PC staff report 23-066 Lighthouse Village Preliminary Plat
Date: Wednesday, January 10, 2024 8:52:45 AM

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

(please include in the PC packet for their 01.17 meeting)

Re: Staff Report 23-066 Lighthouse Village Preliminary Plat

I support combining Doyon's three lots plus the proposed vacation of B Street ROW (with the construction and maintenance of a pedestrian and bicycle trail from Bay Ave to the Spit Road). However, the replat should be to ONE lot, not two.

If Doyon had intended to develop PUDs on two lots, they should have applied for separate CUPs.

But more importantly, confining the hotel complex to half of their property restricts the options for what could be an attractive hotel, convention center, bar, restaurant, and employee housing, compatible with Homer's small town character. Doyon could reduce the hotel height if they had more space to work with. They could reduce the excessive lot coverage and density by removing the triplex housing units proposed for the southern lot. A development of this size and complexity requires the design flexibility afforded by the replat into a single lot.

Thank you for your consideration.

Mary Griswold
Homer resident

From: [mary.griswold](#)
To: [Renee Krause](#)
Subject: comments of the audience PC meeting
Date: Wednesday, January 10, 2024 11:29:28 AM

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

(please include text and one photo for comments of audience at next PC meeting)

Re: incorrect information on CUP 23-09, CUP 23-10, and CUP 23-11

I understand that planning commissioners are not allowed to make site visits when considering a CUP application. It is important that someone on city staff verify the information on the application to protect the integrity of the process. In the cases of CUP 23-09, CUP 23-10, and CUP 23-11 incorrect information was presented. There was one structure under construction, with completed roof covering, exterior subsiding and Tyvek, and an installed exterior door on each of these parcels at the time of the CUP requests, while the land status in the application was described as vacant or raw with not completed buildings. Please see attached photo of one of the three similar structures.

Staff Report 23-063 for these CUPs stated the Exiting Land Use as vacant.

Conditional Use Permit Application Question 1 asks: Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building?

To which the applicant responded: This site is raw land with no completed buildings.

There must be verification of applicant information and consequences for providing incorrect or misleading information to the Planning Commission.





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: January 4, 2024
SUBJECT: City Manager's Report for January 8, 2024 Council Meeting

AMMA/AML Conference

In December I attended the Alaska Municipal Management Association (AMMA) and Alaska Municipal League (AML) conferences in Anchorage.

As president of the AMMA, I was responsible for a large part of the conference's coordination and I also delivered two presentations to the group. I gave an interdisciplinary presentation on public engagement and conflict concepts/frameworks from fields such as political science, energy development, and fisheries management. I also co-hosted a session on generative artificial intelligence for local government with the Deputy City Manager of Juneau. I was re-elected president of the association and will continue my leadership role with the organization in 2024.

When the AML conference got underway, I was joined by the Mayor and Councilmembers Aderhold, Davis, Erickson, and Hansen. During the AML conference I attended sessions on topics such as asset management, social determinants of health, TIFIA funding, and cybersecurity. I also attended a meeting of the Alaska Remote Sellers Sales Tax Commission, the Alaska Municipal League Investment Pool (AMLIP) annual meeting, the AML annual business meeting, and I participated in an Alaska Municipal League Joint Insurance Association (AMLJIA) board meeting as a board trustee. I also made time for a meeting with the owner of a mariculture business that operates seasonally in Homer to discuss their operation and the mariculture scene in Alaska at large.

Audit Update

Finance staff had a discussion with our auditors at BDO laying out the tentative plan for wrapping up the audit. Final review is scheduled for the week of the 8th and the week after we should be able to publish and bring the audit to completion at the second meeting in January.

Meetings with State Legislators

Councilmembers Hansen and Lord, along with me, Port Director Bryan Hawkins, and Special Projects Coordinator Jenny Carroll met with Representative Sarah Vance and Senator Gary Stevens to provide updates on the Homer Harbor Expansion general investigation. Both indicated continued support for the general investigation and are looking forward to meeting with the City in Juneau in February.

Comprehensive Plan Kick Off

In late December, City staff from planning, economic development, and engineering met with Agnew::Beck's comprehensive plan project team for a kick off meeting. We had a discussion about the project timeline, Council goals and interests, ideas for public engagement and outreach, etc. We will be meeting with them weekly for operational discussions to keep the project moving towards timely completion. The intent is to plan for a significant number of interactions with elected and appointed officials while also using staff from all over the organization to assist with outreach and data collection efforts.

Fireworks Support

City staff have collaborated closely with organizers of the New Year's Eve fireworks at Mariner Park. As the event has become more popular, coordinating efforts between Police, Fire/EMS, Public Works and the Port & Harbor has become increasingly important to a safe and enjoyable event. This year's fireworks went well from the City perspective and we look forward to continuing to work with the organizers for the continued improvement of future events.

Homer High Government Class Visits City Hall

The Homer High School Government Class visited City Hall on Tuesday, December 12th for a guided tour, followed by a Q&A session in the Council Chambers with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson. The students had an hour to explore the inner workings of local government, gaining insights into the daily operations of City Hall. The Q&A session aimed to provide a firsthand understanding of the roles and responsibilities of local leaders, allowing students to ask questions and engage in meaningful discussions. The goal of this experience was designed to bridge the gap between classroom learning and practical civic engagement. Mayor Ken Castner emphasized, "Homer High grads are disbursed throughout the City. You need to participate, and that begins with talking and communication." The teens were encouraged to care about the community and be aware of what is being discussed, as they are the future of Homer.





MEMORANDUM

Homer Harbor Expansion Study Monthly Written Update

Item Type: Informational Memorandum
Prepared For: Mayor and City Council
Date: December 26, 2023
From: Jenny Carroll, Special Projects and Communications Coordinator
Through: Rob Dumouchel, City Manager and Bryan Hawkins, Port Director

Purpose: This memorandum provides the Homer Harbor Expansion Study monthly written update to Homer City Council per Resolution 23-037.

The U.S. Army Corps of Engineers (USACE) Project Development Team (PDT)

Continuing study activities:

- The Vertical Team Alignment Memo is working its way from the Pacific Ocean Division in Hawaii up the chain to the Chief.
- Two-day Ecological Modeling Workshop for environmental specialists is being organized.
- Homer Small Boat Harbor Vessel Economic Survey being routed through the USACE for approval.
- Preparing permit applications to be ready to proceed with geotechnical investigations; discussed advantages of completing the geotechnical survey portion of the investigations in February 2024 so data can be used to inform the geotechnical core sampling plan and be ready to move forward when study activities resume in full.
- Developing plan for the ship simulation component of the study.

HDR – Owner Representative:

- Nearing completion of the Coastal Numerical Modeling (waves, tides/storm surge, sediment transport) of existing (baseline) conditions Report for USACE PDT review; completing the modeling will allow progress on the designs once the study fully starts up again and geotechnical data is gathered.
- Preparing HHE Quarterly Report to present to City Council at a January 22, 2024 in which HDR will provide an overview of the Coastal Numerical Modeling report they are completing.
- Assisting City staff to implement Communications Plan and to maintain and update [HHE website](#).

City of Homer staff:

- Attended monthly USACE Project Development Team meeting and weekly meeting with HDR.
- Distributed Homer City Council Resolution 23-130 to Governor Dunleavy's office, Jill Schaefer (Governor Dunleavy's Kenai Peninsula liaison), Representative Vance and Senator Stevens.
- Reported to Council that additional HHE match funding was not included in Governor Dunleavy's proposed FY25 budget.

- While being hosted in Juneau by the Marine Exchange of Alaska for their Board Meeting, Port Director Hawkins took the opportunity to meet with:
 - Shareen Crosby, Crosby, the Infrastructure Investment Coordinator for the Office of the Governor to brief her on the HHE study and share Resolution 23-130.
 - Coast Guard Commander Torba to discuss the USCG's interests and input in the Homer Harbor Expansion study and the proposal for a USCG Small Boat Station in Homer. More information about this meeting will be included in the January 8, 2024 City Manager's Report.
- Prepared informational materials for Council Champions in support of developing an Ordinance appropriating additional City match funds (for introduction at the January 8 City Council meeting) and for Resolution of Support requests to the Kenai Peninsula Borough Assembly and the State of Alaska.
- At the request of Council Champions arranged meetings with Representative Vance (12/18) and Senator Stevens (12/20) to discuss status of the HHE study and City's request for additional State match funding in the FY25 State budget.
- Met with Council Champions to review HHE Communications Plan and to develop materials to communicate financial progress of the study.
- Met with J&H Consultants to begin planning for advocacy in Juneau during AML's 2024 Winter Legislative Conference, February 20-22, 2024.
- Ongoing Communications/outreach: Information and updates about the study are being disseminated through the Harbor Expansion website, the City's monthly newsletter and the City of Homer Facebook and Instagram pages.

RECOMMENDATION:

Informational Only.

General Fund
Expenditure Report
Actuals through December 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24		FY24 YTD		
	ADOPTED		ACTUAL		
	BUDGET		\$	%	
Revenues					
Property Taxes	\$	4,115,085	\$	4,373,562	106%
Sales and Use Taxes		8,939,282		5,374,976	60%
Permits and Licenses		43,797		24,600	56%
Fines and Forfeitures		10,303		1,274	12%
Use of Money		0		76,227	
Intergovernmental		746,338		257,567	35%
Charges for Services		396,890		230,537	58%
Other Revenues		-		53,733	
Airport		198,448		114,241	58%
Operating Transfers		1,728,989		-	0%
Total Revenues	\$	16,179,131	\$	10,506,717	65%
Expenditures & Transfers					
Administration	\$	2,288,320	\$	894,040	39%
Clerks/Council		927,024		362,908	39%
Planning		387,478		125,498	32%
Library		1,079,132		501,143	46%
Finance		898,578		352,525	39%
Fire		1,881,175		798,044	42%
Police		4,282,603		2,140,498	50%
Public Works		3,512,438		1,521,719	43%
Airport		229,618		82,297	36%
City Hall, HERC		179,040		81,633	46%
Non-Departmental		179,000		154,000	86%
Total Operating Expenditures	\$	15,844,405	\$	7,014,306	44%
Transfer to Other Funds					
Leave Cash Out	\$	221,360	\$	-	0%
Other		103,366		-	0%
Total Transfer to Other Funds	\$	324,725	\$	-	0%
Transfer to CARMA					
General Fund Fleet CARMA	\$	-	\$	-	0%
General Fund CARMA		-		-	0%
Seawall CARMA		10,000		-	0%
Total Transfer to CARMA Funds	\$	10,000	\$	-	0%
Total Expenditures & Transfers	\$	16,179,131	\$	7,014,306	43%
Net Revenues Over (Under) Expenditures	\$	0	\$	3,492,411	

These numbers are preliminary and are subject change

Water and Sewer Fund
Expenditure Report
Actuals through November 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24	FY24 YTD	
	ADOPTED BUDGET	ACTUAL	
		\$	%
<u>Revenues</u>			
Water Fund	\$ 2,369,005	\$ 1,071,875	45%
Sewer Fund	1,948,388	930,321	48%
Total Revenues	\$ 4,317,393	\$ 2,002,196	46%
<u>Expenditures & Transfers</u>			
<u>Water</u>			
Administration	\$ 309,507	\$ 157,687	51%
Treatment Plant	684,568	308,630	45%
System Testing	33,000	18,682	57%
Pump Stations	115,707	43,957	38%
Distribution System	372,744	187,632	50%
Reservoir	19,025	7,857	41%
Meters	285,597	27,770	10%
Hydrants	214,533	100,525	47%
<u>Sewer</u>			
Administration	\$ 303,612	\$ 152,926	50%
Plant Operations	836,304	353,129	42%
System Testing	18,000	5,953	33%
Lift Stations	216,060	93,372	43%
Collection System	306,884	120,353	39%
Total Operating Expenditures	\$ 3,715,541	\$ 1,578,472	42%
Transfer to Other Funds			
Leave Cash Out	\$ 15,769	\$ -	0%
GF Admin Fees	-	-	0%
Other	22,945	-	0%
Total Transfer to Other Funds	\$ 38,714	\$ -	0%
Transfers to CARMA			
Water	\$ 309,001	\$ -	0%
Sewer	254,138	-	0%
Total Transfer to CARMA Funds	\$ 563,138	\$ -	0%
Total Expenditures & Transfers	\$ 4,317,393	\$ 1,578,472	37%
Net Revenues Over(Under) Expenditures	\$ 0	\$ 423,724	

Port and Harbor Fund
Expenditure Report
Actuals through November 2023
50% Fiscal Year Elapsed

Current Fiscal Analysis

	FY24	FY24 YTD	
	ADOPTED BUDGET	ACTUAL	
		\$	%
<u>Revenues</u>			
Administration	\$ 614,164	\$ 394,100	64%
Harbor	3,961,361	3,084,322	78%
Pioneer Dock	307,804	161,961	53%
Fish Dock	578,477	381,886	66%
Deep Water Dock	182,426	54,578	30%
Outfall Line	4,800	-	0%
Fish Grinder	7,390	10,393	141%
Load and Launch Ramp	130,000	62,829	48%
Total Revenues	\$ 5,786,422	\$ 4,150,069	72%
<u>Expenditures & Transfers</u>			
Administration	\$ 1,143,305	\$ 617,432	54%
Harbor	1,609,487	704,925	44%
Pioneer Dock	86,345	41,381	48%
Fish Dock	747,966	316,442	42%
Deep Water Dock	104,705	49,159	47%
Outfall Line	13,500	4,015	30%
Fish Grinder	27,682	23,831	86%
Harbor Maintenance	533,783	239,622	45%
Main Dock Maintenance	51,393	22,306	43%
Deep Water Dock Maintenance	61,893	24,696	40%
Load and Launch Ramp	138,815	58,161	42%
Total Operating Expenditures	\$ 4,518,876	\$ 2,101,972	47%
Transfer to Other Funds			
Leave Cash Out	\$ 73,867	\$ -	0%
GF Admin Fees	-	-	0%
Debt Service	0	-	0%
Other	375,092	-	0%
Total Transfer to Other Funds	\$ 448,959	\$ -	0%
Transfers to Reserves			
Harbor	\$ 818,588	\$ -	0%
Load and Launch Ramp	-	-	0%
Total Transfer to Reserves	\$ 818,588	\$ -	0%
Total Expenditures & Transfers	\$ 5,786,422	\$ 2,101,972	36%
Net Revenues Over(Under) Expenditures	\$ 0	\$ 2,048,097	

WORK SESSION

AGENDA CALENDAR 2024

Council Meeting Dates	Work Session Topic
Monday, January 8	
Monday, January 15 Off-cycle	<i>Joint Session with Parks Art Recreation & Culture Advisory Commission</i>
Monday, January 22	<i>Homer Harbor Expansion Baseline Conditions Report Overview – Ronny McPherson & KC Kent HDR</i>
Monday, February 12	
Monday, February 26	
Monday, March 11	
Monday, March 18 Off-cycle	<i>Joint Session with ADA Advisory Board</i>
Tuesday, March 26	
Monday, April 8	
Monday, April 12 Off-cycle	<i>Joint Session with Port & Harbor Advisory Commission</i>
Monday, April 22	
Monday, May 13	
Monday, May 20 Off-cycle	<i>Joint session with Planning Commission</i>
Tuesday, May 28	
Monday, June 10	
Monday, June 17 Off-cycle	<i>Joint session with Economic Development Advisory Commission</i>
Monday, June 24	
Monday, July 22	

Council Meeting Dates	Work Session Topic
<i>Monday, August 12</i>	
<i>Monday, August 26</i>	
<i>Monday, September 9</i>	
<i>Monday, September 16</i> <i>Off-cycle</i>	<i>Joint Session with Library Advisory Board</i>
<i>Monday, September 23</i>	
<i>Monday, October 14</i>	
<i>Monday, October 28</i>	
<i>Monday, November 12</i>	
<i>Monday, November 25</i>	

CITY OF HOMER NEWSLETTER



VOL. III - ISSUE V | JANUARY 2024

WHAT'S INSIDE?

MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

Happy New Year
From Homer City Hall

HOLIDAY CELEBRATION

This year, the City of Homer celebrated the Holiday Season at the Elk's Lodge. We enjoyed the time together, relaxing and catching up over a delicious dinner catered by The Tickled Pear. Adding excitement to the evening, we had a prize drawing, with lucky winners leaving with smiles and surprises. Rob and Ralph showcased their stylish sneakers, adding an extra touch of flair to the holiday festivities. We are thankful for our team and look forward to what's to come in the New Year!



City Manager Rob Dumouchel
and Ralph Skorski



Officer Tyler
Jeffres and
Erica Jeffres



Cheryl and Mike Illg



Ashley Baldus and
Sarah Cunningham

- Holiday Celebration
- Library Events
- Community Corner
- Homer Public Library
- Community Recreation
- City Hall
- Port & Harbor
- Harbor Expansion Study Update
- Hazard Mitigation – Risk Assessment
- Police Department
- Fire Department
- Public Safety Corner
- Meet City Staff
- Municipal Art Collection
- Stay Connected with City Council

Discover something new today and see the latest City project updates information! Learn about ways community members can get involved at City Hall and in the Homer community.

Follow us on Social Media

- City Hall: [@cityofhomerak](https://www.instagram.com/cityofhomerak)
- Parks & Recreation: [@homerparksandrec](https://www.instagram.com/homerparksandrec)
- Homer Public Library: [@homerpubliclibrary](https://www.instagram.com/homerpubliclibrary)
- Homer Police: [@homerpolic](https://www.instagram.com/homerpolic)
- Fire Department: [@HomerVolFireDept](https://www.instagram.com/HomerVolFireDept)

**Subscribe to the Monthly
Newsletter**

[Click Here to Subscribe](#)

LIBRARY EVENTS

VIRTUAL AUTHOR TALKS

Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to libraryc.org/homerlibrary/upcoming.

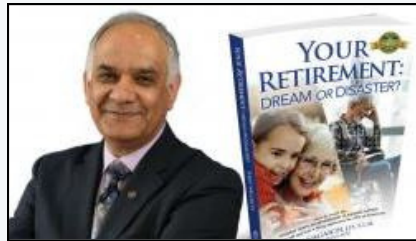
January 10 at 4 pm

Embrace Love in the New Year: A Heartfelt Conversation with **Rebecca Serle**



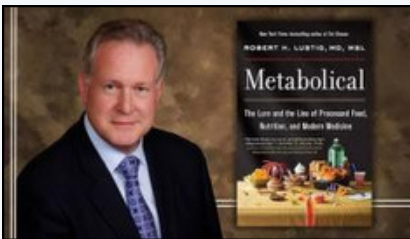
January 23 at 10 am

Your Retirement: Dream or Disaster? How to Avoid the Hidden Traps in Retirement Planning Advice
Rajiv Nagaich



January 30 at 10 am

The Lure and the Lies of Processed Food, Nutrition, and Modern Medicine: An Author Talk with **Dr. Robert Lustig**



SPECIAL & ONGOING EVENTS



Councilmember Conversations

Noon to 1 pm, the second Tuesday of each month, September - May, at the Homer Public Library.

January 9: Shelly Erickson

CHECK OUT MORE LIBRARY PROGRAMS AND EVENTS



Homer Public Library

500 Hazel Street - 907-235-3180

circ@ci.homer.ak.us

www.cityofhomer-ak.gov/library



COMMUNITY CORNER

What's happening around the City of Homer

Community Resource Connect

A one-day event with help for those facing financial instability, homelessness, or at risk of being houseless.

TUESDAY, JANUARY 30 • 11AM-3PM

Community Resource Connect - Located at SPARC

Anyone in need of resources is invited to this **FREE** one-day event! All are welcome. FREE emergency gear, backpacks, comfort packs, food-to-go, sleeping bags, menstrual kits, winter gear, and more.

Get connected with over 20 local vendors offering resources related to food, employment info, health care and mental health, health screenings, and more.

[Click Here for More Information](#)

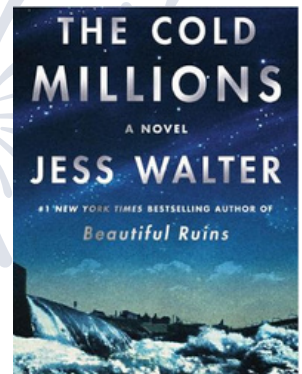
The Big Read

Kick-Off Event for the NEA Big Read 2024!

Where: Alice's Champagne Palace

When: January 19th, 6pm

[Click here for more details!](#)



Community Recreation

Do you want to stay active and connect with others in the community during the winter months!? There are a lot of options available through our Community Recreation programs. Short on gear? The Homer Public Library has a sports gear lending program. Find more info [here!](#)

- Soccer
- Youth Tumbling Classes
- Pickleball
- Cuong Nhu and Karate Program
- Basketball
- Community Inlet Winds Band
- Volleyball
- Volunteer Opportunities

[Click here to explore all that Community Recreation has to offer!](#)

LIBRARY

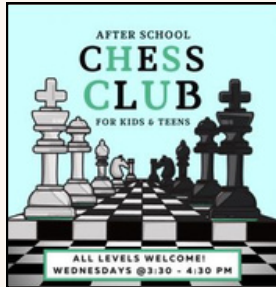
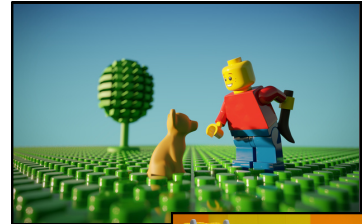
AFTER SCHOOL ACTIVITIES AT THE LIBRARY

Stop Motion Animation with Legos!

Searching for a creative after-school activity for your child? Join us weekly at the Homer Public Library for engaging and educational activities designed for elementary-aged kids every Thursday from 3:30 to 4:00 pm.

Next Event: Thursday, January 11, 3:30pm to 4:30pm

January/February: Intro to Stop Motion Animation! In this series, you'll create a scene, then animate it using Legos. Learn to use Stop Motion Studio on the library's iPads. Please email Cinda if you have any questions: cnofziger@ci.homer.ak.us



After School Chess Club for Kids & Teens

Meet your friends at the library to play chess! Improve your strategy, learn from mentors, and have fun. All skill levels welcome!

Ages 5 and up
Homer Public Library
Every Wednesday, 3:30 - 4:30 pm

Next Event: Wednesday, January 3, 3:30 - 4:30pm

COMMUNITY RECREATION

COMMUNITY INLET WINDS BAND 2024



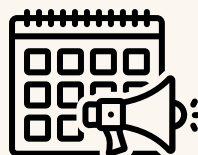
The Inlet Winds Community Band is restarting this spring. Don't forget to **sign up by February 6th!**

Who can be involved: Inlet Winds is geared for two groups of people.

- Adults with previous experience playing in band (to at least a high school level) who know how to read music. It's ok if you are a little rusty- We'll get into shape together!
- Advanced high school students by invitation or with director approval.

FOR MORE INFO
Sign up through the link below
by **February 6, 2023!**

[Community Inlet Winds Band 2024](#)



LOOKING AHEAD

Spring Concert
Saturday April 13 7:00 PM
Homer High School Mariner Theatre

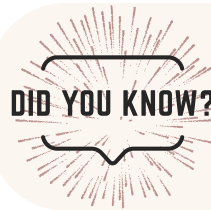
CITY HALL

HOMER, THE BABY OPOSSUM, ARRIVES AT OREGON ZOO

Last month, a baby opossum named Homer arrived at the Portland Zoo in Oregon, safe and sound. Homer has been on quite the adventure in his short life!

Earlier this year, Homer's mom, an opossum known as Grubby, stowed away in a cargo container bound for Homer, AK. When the container was being unloaded, Grubby made a run for it and escaped the crew who tried to trap her. She was able to evade wildlife officials for a couple of months. During that time, she gave birth to at least 5 babies (joeys), whom residents affectionately referred to as 'grublets.'

Finally, in May, Grubby and her joeys were captured and re-homed to the Alaska Zoo in Anchorage. Homer and his siblings will be sent to different zoos, and Grubby will remain at the Alaska Zoo.



Opossums are considered invasive in Alaska and the Pacific Northwest as they are a threat to native species.

Homer is adjusting to his new home and the caring staff. As he acclimates, he will soon have the opportunity to meet visitors. This interaction aims to educate and connect children with an animal they may not encounter in their daily lives, creating a deeper appreciation for wildlife.



Lori Pond delivering donations to Homer High



Zach Pettit delivering donations to Homer High



Renee Krause and Lori Pond wrap gifts



City Hall Christmas Tree

SHARE THE SPIRIT

City Hall spread some holiday cheer this year through the Share the Spirit Adopt-A-Family program! We were honored to make a family's wishes come true by providing them with food, warm clothing, toys, and essentials.

You can also bring joy to our community through similar programs and by supporting local charities, helping build a more compassionate and connected community not just during the festive season but throughout the upcoming year!



HOMER HIGH GOVERNMENT CLASS VISITS CITY HALL

The Homer High School Government Class visited City Hall on Tuesday, December 12th for a guided tour, followed by a Q&A session in the Council Chambers with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson. The students had an hour to explore the inner workings of local government, gaining insights into the daily operations of City Hall.

The Q&A session aimed to provide a firsthand understanding of the roles and responsibilities of local leaders, allowing students to ask questions and engage in meaningful discussions. The goal of this experience was designed to bridge the gap between classroom learning and practical civic engagement. Mayor Ken Castner emphasized, “Homer High grads are disbursed throughout the City. You need to participate, and that begins with talking and communication.” The teens were encouraged to care about the community and be aware of what is being discussed, as they are the future of Homer.



Ryan Foster, City Planner, speaks to students about the city planning process.



Homer High students attend a Q&A session with Mayor Castner and Council Members Aderhold, Lord, Venuti, and Erickson.

2024 ELECTIONS

As we step into the new year, it's never too early to start preparing for the upcoming elections! Stay informed about key dates, such as voter registration deadlines and election days.



Register to vote or update your voter registration!

- Visit the Homer City Clerk’s Office at 491 E. Pioneer Avenue to fill out a registration form, or
- Conveniently register online at <https://voterregistration.alaska.gov>.

For additional details, contact the Clerk’s Office at (907) 235-3130.

In 2024, we gear up for THREE upcoming elections!

 Save the dates:

- Alaska State General Election : **November 5**
- 2024 Kenai Peninsula Borough Regular Election: **October 1**
- 2024 City of Homer Regular Election: **October 1**

Polls open at 7 am, close at 8 pm

Important Deadlines

-  Voter registration/update: September 1, 2024
-  Absentee In-Person Voting: Starts September 16, 2024
-  Absentee By-Mail App Deadline (City): September 27, 2024
-  Absentee App Deadline (Borough): September 24, 2024
-  Absentee by Electronic App Transmission Deadline: September 30, 2024

PORT & HARBOR

PACIFIC MARINE EXPO IN SEATTLE

Port Director Bryan Hawkins recently attended the Pacific Marine Expo in Seattle, sharing a booth with Homer Marine Trades. The expo spotlighted Alaskan coastal communities. The Homer booth stands out because it represents our thriving marine commercial support industry.

During his visit, Bryan joined the Cordova Harbormaster for a day trip to Anacortes, touring the Transpac float manufacturing operation. Witnessing the floats during their various stages of construction, physically interacting with the materials, and acquiring knowledge about the intricate engineering involved in these harbor float systems was truly remarkable and helps us in our planning for future float replacement projects.



Bryan Hawkins and Jen Hakala of the Homer Marine Trades Association working Homer's Pacific Marine Expo booth.

Events like the Pacific Marine Expo highlight local industry strengths, foster community collaboration, and address crucial topics such as vessel maintenance and sustainability. Attending these expos is an important investment in the growth and success of the marine trade sector.

ANNUAL BOARD MEETING FOR THE MARINE EXCHANGE OF ALASKA



Bryan Hawkins, Port Director, attended the Marine Exchange of Alaska annual board meeting.

Port Director, Bryan Hawkins, serves as the President of the Alaska Association of Harbormasters and Port Administrators (AAHPA) and represented AAHPA on the Marine Exchange of Alaska (MXAK) board this past month. Both organizations collaborate closely to support maritime transportation in Alaska.

The Marine Exchange of Alaska (MXAK) tracks commercial vessels in Alaskan waters. One of their primary functions is the exchange of vessel information, which serves as a critical resource for vessel owners, fleet managers, families, and state and federal authorities. The Exchange acts as a 24-hour vessel safety and security watch keeper, ensuring the timely availability of accurate and relevant information including vessel tracking, communication services, and weather and ice information.

Attending their annual board meeting offered valuable insights. The collaboration opportunities allowed for the exchange of information and the advancement of Homer's critical projects and priorities.



HOMER HARBOR EXPANSION



STUDY UPDATE



**Join us Monday, January 22 at
City Council's 4 pm Worksession!**

Ronny McPherson and KC Kent of HDR will provide an overview of the Baseline Conditions Report they are completing. The report uses new and existing field data along with existing studies, to model the waves, tides, storm surge and analyze sediment transport in the study area.

Understanding the existing marine and coastal physical processes is one of the important first steps to get done before moving into alternatives development. This information, together with data from the geophysical investigation and environmental review, is instrumental in informing the design process; it allows the project development team to tailor designs to the specific conditions of the proposed site to best meet project objectives. The information also serves as a reference point to compare the relative effectiveness of the alternatives harbor design.

Homer City Council will also discuss the progress of the study and introduce an Ordinance to commit additional match funds at their Regular meeting on January 8, 2024, which begins at 6 pm.

Mark your calendar

6 pm Monday, January 8, 2024



4 pm Monday, January 22, 2024



Cowles Chamber, Homer City Hall
491 E. Pioneer Avenue in Homer



or via [Zoom!](#)



For more information go to: www.homerharborexansion.com



**QUICK
TIP**

PORT & HARBOR BILLING ABBREVIATIONS

What does that stand for? Are you looking at your harbor bill or receipt and can't figure out what the description means? Here's a breakdown of those cryptic abbreviations that will make you a pro in no time. Click this link to see a list of abbreviations and what they mean. [Port & Harbor Billing/Charges Info](#)



FIRST RESPONDERS CLASS



Sammantha Cunningham leading the ETT training class.

During the final week of November, Port & Harbor staff from operations, maintenance, and the fish dock participated in a 40-hour Emergency Trauma Technician (ETT) training and certification. The training was led by Homer EMS coordinator Samantha Cunningham and organized by Deputy Harbormaster Aaron Glidden.



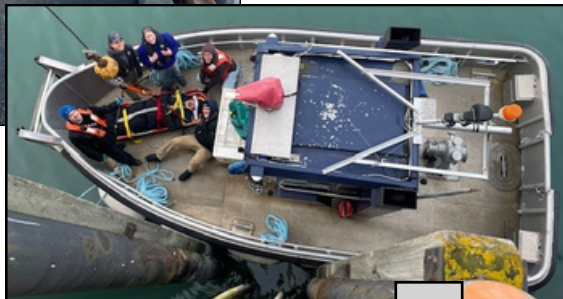
Isaiah Nevak, Kurt Read (as the 'patient'), and Rose Riordan

The ETT course is primarily for professionals requiring advanced medical skills beyond basic first aid and is specifically designed for those without immediate access to professional emergency services. This training equips individuals with essential skills for a rapid response in critical situations.

Successful completion of this training course is mandatory every two years. The training provides our Port & Harbor staff with essential skills to respond effectively to emergencies when necessary.



Del Masterhan and Thomas Gilbert participate in rescue training, which involves loading a stretcher onto a pulley and lowering it down into a boat.



HOMER HAZARD MITIGATION PLAN

RISK ASSESMENT

The City of Homer has thoroughly evaluated natural disaster risks and devised strategies to safeguard lives and property. A hazard impact risk assessment predicts how hazards may affect the community, aiding in prioritizing risk reduction actions.

The 2022 Local Hazard Mitigation Plan (LHMP) specifically assessed risks in Homer, focusing on land, the population center, and critical facilities like emergency services.

With a Federal Emergency Management Agency (FEMA) approved plan in place, the community is eligible for nonemergency disaster assistance, including funding for risk reduction projects outlined in the plan.

As a resident of Homer, we want you to be aware of the potential risks and inform you of the plan in place to ensure everyone's safety.

Risks Assesed

Climate Change

Earthquake

Erosion

Flood

Landslide

Severe Weather

Tsunami

Volcano

Wildfire



Find the Local Hazard Mitigation Plan on the City's website:

[City of Homer Local Hazard Mitigation Plan](#)

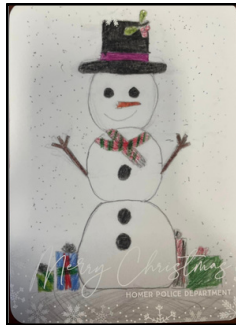
POLICE DEPARTMENT

CHRISTMAS CARD CONTEST 2023



Homer Police Department with Christmas Card Contest participants, Aubrey and Kyra.

The Homer Police Department (HPD) was thrilled to host a Christmas Card Contest again this year. Young Homer artists had the opportunity to submit vibrant Christmas card designs. The 2023 winner was Kyra (11), who drew a beautiful snowman! The runner up was Aubrey with a festive 'Crismis' scene showing a police officer with K-9 dog next to a Christmas tree. Great job girls!!



Snowman, by Kyra



Crismis, by Aubrey

DOOR DECORATING CONTEST

We saw a whole new side to our police officers and staff at HPD this year! They brought out their creative side with a door decorating contest. Winner gets bragging rights!

Our newest hire, Kaitlyn Dawson, won with the Grinch Door that leads into the jail.



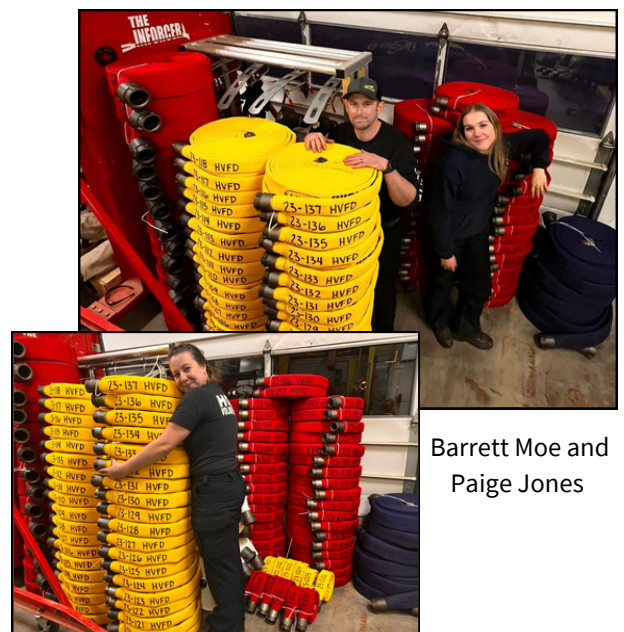
The Grinch Door, by Kaitlyn Dawson

FIRE DEPARTMENT

NEW FIRE HOSES AT HVFD

The Homer Volunteer Fire Department (HVFD) recently acquired upgraded fire hoses. A total of 147 boxes, weighing 5,638 pounds, were unboxed by our awesome crew: Jaclyn Arndt, Paige Jones, Galina Orlova, and Barrett Moe!

This new supply replaced outdated hoses that no longer met National Fire Protection Association safety guidelines. The old hoses were made of extruded nitrile rubber, which would easily ice up in cold weather, making them slippery to handle and heavier. The new style of hoses performs better in cold weather and is easier for firefighters to maneuver. They have a rubber-lined polyester double jacket that does not freeze up and is two pounds lighter than the old hoses, enhancing grip, maneuverability, and reducing the risk of injury and fatigue for our firefighting crews. This significant improvement ensures that HVFD maintains a safer and more efficient fire response.



Barrett Moe and Paige Jones

Galina Orlova



In this section, we aim to keep readers informed about the latest developments in public safety in the community. Whether it's news about crime prevention, emergency preparedness, or updates on local law enforcement activities, we've got you covered. Our goal is to promote a safe and secure environment for all community members and visitors of Homer, and we believe that staying informed is a crucial part of achieving that. Read on to learn more about what's happening in public safety in Homer.

HEATING YOUR HOME SAFELY

The cold weather has arrived, and we all want to stay warm! Remember to take a few simple steps to keep yourself and your family safe while heating up your home. Using heating systems safely is crucial in preventing accidents, fires, and health hazards.

FOLLOW THESE TIPS TO STAY SAFE!

Heating Systems



Keep the area around fireplaces, wood stoves, and space heaters clear, at least 3 feet around.



Schedule regular inspections and cleaning of heating unit and replace air filters regularly.



Ensure proper ventilation to prevent the buildup of carbon monoxide.



Never leave a heating unit unattended while in use.

LEARN MORE



[StaySafe.org](https://www.staysafe.org)

[Red Cross Home Heating Safety Tips](#)



Be Prepared

Educate family members, especially children, about fire safety.

Have an escape plan and practice the route.

Keep a working fire extinguisher in an accessible location, and make sure everyone knows how to use it.

Install smoke detectors and carbon monoxide detectors on every floor of your home and test them monthly.



December Anniversaries

Thanks to the following staff members for your dedication, commitment and service to the City and to the taxpayers of Homer!

Mark Robl	Police	39 Years
Bryan Hawkins	Port	24 Years
Todd Cook	Public Works	14 Years
Sean Perry	Police	9 Years
Mike Zelinski	Public Works	9 Years
Josh Mershon	Port	4 Years
Regina Johanos	Library	3 Years
Jenna Luchaco	Public Works	2 Years
Del Masterhan	Port	2 Years
Matt Dominquez	IT	1 Year

WELCOME



Greg Trail

Welcome aboard, Greg Trail! Greg is a Maintenance Tech I at Public Works who began his journey with us in July. Hailing from Homer and the surrounding area, he brings valuable experience from his previous work in the fishing industry.



Welcome to Wesley Breshears, our Heavy Mechanic at Public Works, who joined us in November. Having relocated to Homer about a year ago to be closer to family, we are thrilled to have him as part of our team.



Wesley Breshears

EMPLOYEE HIGH FIVES!

WAY TO GO ANDREW!

Andrew Williamson just got his CDL license! He joined the Public Works crew as a seasonal employee for the operators from May to October 2022. He was rehired in 2023 as a full-time employee, starting out as an apprentice. With his newly acquired CDL license and on-the-job training, he has now become an Equipment Operator. Andrew is a valuable addition to the team, and we are glad to have him on board.



Andrew Williamson

KUDOS TO SNOW PLOW CREWS



Snow Removal- Lead Mike Gilbert and operator- Jenna Luchaco

Kudos to the City crews who have been working hard to keep Homer roads clear and safe this winter season! These dedicated teams work tirelessly to clear the snow and ice, ensuring our safe travels.

Be sure to give them your support and be patient while they work through the snow clearing process, especially during heavy snowfall. They are an essential part of our community, and we are very thankful for them!

CITY OF HOMER ROSTER

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)

Jason Davis (2025)

Shelley Erickson (2024)

Storm P. Hansen (2025)

Rachel Lord (2026)

Caroline Venuti (2026)

City Staff Leadership

Rob Dumouchel, City Manager

Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration

Mark Robl, Chief of Police

Bill Jirsa, Chief Technology Officer

Julie Engebretsen, Economic Development Manager

Elizabeth Walton, Finance Director

Mark Kirko, Fire Chief

Dave Berry, Library Director

Andrea Browning, Personnel Director

Bryan Hawkins, Port Director

Jan Keiser, Public Works Director/City Engineer

Ryan Foster, City Planner

Mike Illg, Community Recreation Manager

Commissions and Boards

ADA Advisory Board

Economic Development Advisory Commission

Library Advisory Board

Parks, Art, Recreation and Culture Advisory Commission

Planning Commission

Port and Harbor Advisory Commission

MUNICIPAL ART COLLECTION

Learn more about the municipal art collection at:

[www.cityofhomer-ak.gov/
prac/city-homer-municipal-art-collection](http://www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection)



“Horses in a Winter Storm”
Watercolor by Diana Tillion
City Hall

STAY CONNECTED TO CITY COUNCIL

Go to cityofhomer-ak.gov/cityclerk/stay-connected-city-council to find instructions on how to listen, provide testimony, and participate in the meetings via Zoom.

UPCOMING MEETINGS

January

3	5:30 pm	CANCELLED - Planning Commission Worksession
3	5:30 pm	Planning Commission Special Meeting
9	6:00 pm	Economic Development Advisory Commission Regular Meeting
16	5:30 pm	Library Advisory Board Regular Meeting
17	5:30 pm	Planning Commission Worksession
17	6:30 pm	Planning Commission Regular Meeting
18	5:30 pm	Parks, Art, Recreation & Culture Advisory Commission Special Meeting
24	5:30 pm	Port & Harbor Advisory Commission Regular Meeting



JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at:
cityofhomerak.applicantpro.com/jobs

ABOUT THIS NEWSLETTER

The City of Homer Newsletter is published monthly. For questions or comments, please contact the Office of the City Manager at citymanager@ci.homer.ak.us.

City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603
907-235-8121

www.cityofhomer-ak.gov

**PLANNING COMMISSION
2024 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
FEBRUARY	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	•
MARCH	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	•
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
APRIL	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
MAY	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	•
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
JUNE	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 6:00 p.m.	

JULY	06/26/24 Public Hearing Items 06/28/24 Prelim Plat Items 07/05/24 Regular Agenda Items	07/17/24		Monday 07/22/24 6:00 p.m.	• Reappointment Application Due to the Clerk
AUGUST	07/17/24 Public Hearing Items 07/19/24 Prelim Plat Items 07/26/24 Regular Agenda Items	08/07/24		Monday 08/12/24 6:00 p.m.	• Election of Officers • Capital Improvement Plan Presentation by Jenny Carroll
	07/31/24 Public Hearing Items 08/02/24 Prelim Plat Items 08/09/24 Regular Agenda Items	08/21/24		Monday 08/26/24 6:00 p.m.	• Training – Conducted by the City Clerk
SEPTEMBER	08/14/24 Public Hearing Items 08/16/24 Prelim Plat Items 08/23/24 Regular Agenda Items	09/04/24		Monday 09/09/24 6:00 p.m.	
	08/28/24 Public Hearing Items 08/30/24 Prelim Plat Items 09/06/24 Regular Agenda Items	09/18/24		Monday 09/23/24 6:00 p.m.	
OCTOBER	09/11/24 Public Hearing Items 09/13/24 Prelim Plat Items 09/20/24 Regular Agenda Items	10/02/24		Monday 10/14/24 6:00 p.m.	
	09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items 10/04/24 Regular Agenda Items	10/16/24		Monday 10/28/24 6:00 p.m.	• Annual Meeting Schedule
NOVEMBER	10/16/24 Public Hearing Items 10/18/24 Prelim Plat Items 10/25/24 Regular Agenda Items	11/06/24		Tuesday 11/12/24 6:00 p.m. or Monday 11/25/24 6:00 p.m.	
DECEMBER	11/13/24 Public Hearing Items 11/15/24 Prelim Plat Items 11/20/24 Regular Agenda Items	12/04/24		No Meetings for Council in December	

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person.



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Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: RENEE KRAUSE, DEPUTY CITY CLERK II
DATE: JANUARY 17, 2024
SUBJECT: SUPPLEMENTAL

CONSENT AGENDA

Unapproved Special meeting minutes for January 3, 2024

page 2

PLAT CONSIDERATIONS

A. A. Staff Report 23-066, Bayview Subdivision, Lighthouse Village Replat Preliminary Plat

Public Comment Received.

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CALL TO ORDER

Session 24-01, a Special Meeting of the Planning Commission was called to order by Chair Scott Smith at 5:30 p.m. on January 3, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. The worksession at 5:30 p.m. was canceled in order to start the meeting at this time.

PRESENT: COMMISSIONERS HIGHLAND, BARNWELL, SMITH, SCHNEIDER, VENUTI, CONLEY, STARK

STAFF: CITY PLANNER FOSTER, DEPUTY CITY CLERK KRAUSE, PUBLIC WORKS DIRECTOR KEISER

CONSULTING: KEN CASTNER, MAYOR

AGENDA APPROVAL

Chair Smith read the items from the Supplemental Packet into the record as follows: **PUBLIC HEARINGS** A. Staff Report 23-060, Conditional Use Permit (CUP) 23-08 Planned Unit Development Lighthouse Village Development at 1563 & 1663 Homer Spit Road and 1491 Bay Avenue B. Staff Report 23-061, Application Amending Zoning Map via Ordinance Rural Residential to General Commercial One C. Staff Report 23-062, Request to Vacate B Street Right of Way South of Bay Avenue - Public Comment Received and Amended Site Rendering. He inquired if the Commission had appropriate time to review the recent laydowns and public comments received and a five minute recess was requested from the Commission.

Chair Smith recessed the meeting at 5:35 p.m. to review the materials received as laydowns and the last 5 emails received in the Supplemental Packet. The meeting was called to order at 5:43 p.m.

Chair Smith requested a motion to approve the agenda as amended.

HIGHLAND/BARNWELL MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA 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).

There was one inquiry from a member of the public and they were directed when the appropriate time was to provide their comments on the agenda by the Chair.

RECONSIDERATION

CONSENT AGENDA

Chair Smith noted for the record that 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 was necessary. There were no requests to move items from the Consent Agenda and the Chair requested a motion and second to adopt as presented.

- A. Unapproved Regular Meeting Minutes for December 6, 2023
- B. Decisions & Findings for Conditional Use Permit (CUP) 23-09 More than One Building Containing a Permitted Principal Use on a Lot at 1149 Virginia Way.
- C. Decisions & Findings for Conditional Use Permit (CUP) 23-10 More than One Building Containing a Permitted Principal Use on a Lot at 1161 Virginia Way.
- D. Decisions & Findings for Conditional Use Permit (CUP) 23-11 More than One Building Containing a Permitted Principal Use on a Lot at 1177 Virginia Way.

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

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS / VISITORS

REPORTS

City Planner Foster noted that there were no City Council meetings since the Commission's December 6th meeting so there were no items of interest to provide to the Commission.

PUBLIC HEARINGS

Chair Smith requested declarations of ex parte communication for any of the items listed under Public Hearings since the December 6, 2023 regular meeting. They will address that issue now for all three items on the agenda.

Commissioner Conley declared an ex parte discussion on the Conditional Use Permit stating he was approached by Lane Chesley, the former Borough Assembly member and Planning Commissioner. It was under 10 minutes.

HIGHLAND VENUTI MOVED THAT COMMISSIONER CONLEY HAD EX PARTE COMMUNICATION.

Commissioner Highland requested additional details regarding the content of the discussion.

Mr. Conley stated that he and Mr. Chesley work together and Mr. Chesley brought up the Doyon Hotel in the course of their conversation and briefly recommended how additional focus should be given by the Commission

repeating what he stated during his testimony from the meeting on December 6th. They both acknowledged that the conversation should stop and it did.

VOTE. NO. VENUTI, SMITH, SCHNEIDER, HIGHLAND, STARK, BARNWELL.

Motion failed

A. Staff Report 23-060, Request for Conditional Use Permit CUP 23-08 for a Planned Unit Development at 1563 Homer Spit Road, 1663 Homer Spit Road, and 1491 Bay Avenue

Chair Smith introduced the item by reading of the title, noting for the record that the Commission heard the Staff Report 23-060 in detail at the December 6th meeting and the Applicant provided their presentation in full. He stated that the Public Hearing portion for CUP 23-08 Planned Unit Development at 1563 and 1663 Homer Spit Road and 1491 Bay Avenue is being continued from that meeting and the Commission will commence hearing from those members of the public who wanted to provide testimony, but did not testify at the last meeting. He requested the public to limit their testimony specifically to the conditional use permit for the Planned Unit Development noting that there will be opportunity to speak on the other items at a later time.

Chair Smith stated that members of the public wishing to testify and did not at the last meeting that are attending via Zoom will go first then those members of the public present in Chambers.

Beverly Bowman, summer resident and has a business at 3361 B Street, expressed concerns on the height, parking and entrance to the employee residence and stated that if there was any room for a vehicle to park where the pedestrian trail was that members of the public would be parking there. She then commented on the public access or private access for residents of Bay Avenue and the landscaping behind the hotel.

George Matz, resident of Fritz Creek, avid birder, commented that he has been monitoring and involved in the Shorebird festival for the past 15 years and expressed concerns on access to continue the monitoring and provided information and comment on how popular the annual event was, that the area was part of the nationally and internationally recognized shorebird habitat citing the importance to the community and visitors.

Marcia Kuszmaul, city property owner and resident of Fritz Creek, expressed concerns on the loss of the viewing platform and the value of that amenity to her guests, expressed agreement with Public Works Director Keiser's report on aesthetics of the project, she did not think the proposed design reflected Homer as a coastal fishing village as there was nothing lighthouse about it and hopes that Doyon would reconsider the design. Ms. Kuszmaul expressed additional concerns on the impact of reported chemicals into the lagoon, environment and on the wildlife. She stated that she added her name to the letter that was being distributed as well.

Catie Bursh, city resident, residing on Mt. Augustine Drive, stated that she has always been ticked off regarding the condos at the end of the Spit just because it's a really unique piece of real estate. She noted that living in Homer for 40 years, it just keeps getting bigger and you are out on the Spit you see this big wall and did not think that is what they want for Homer. Ms. Bursh stated that she has been to Cancun and places where it was just a wall of hotels and you had to have a key card to access the beach or every mile or so there was a little skinny public access where you could squeeze through the hotels to get to the beach. She questioned why the hotel has to be at the edge, expressing that the hotel should be inland and that land should be a park. Everyone likes

parks and walking the beach, it is where the birds are. These areas should be preserved for public access and people, not just for making money, nobody wants to come home and see the backside of a bunch of hotels.

Cooper Freeman, expressed concerns with the GC1 guidelines, agreed with the previous speaker regarding using the land for a park and putting the hotel upland, land use goals on increasing housing diversity but decreasing the height and safety regarding pedestrians. He questioned if the city had the appropriate fire equipment, what impacts would there be if a tsunami occurred; the visual impact on Homer as there is no other four story building and did not believe that there should be one at the edge of the Spit, stormwater drainage into the wetlands, maximizing the parking, and will the Commission consider the letter that has over 200 signatures as each individual signature on the letter or as just one letter.

Nina Faust, city resident, could not support the proposal stating it did not follow the city regulations and should not be developed within flight paths or in a tsunami zone. The project should be moved back or remove the condos from the development, advocating for the development to be scaled smaller as she believed it was overkill for Homer. Ms. Faust opined that the project did not enhance the areas natural beauty and will block the view. She expressed that Doyon should maintain the green corridor around the development, put the platform back and connect Bayview Avenue trail onto the fill perimeter along the lagoon and out to the Spit Road. Ms. Faust spoke about the noise affecting the wildlife, performing green infrastructure to protect the lagoon from runoff or the possible failure of the fill due to the dense weight.

Jack Cushing, city resident, commented on the definition of conditional use and what it implies and having a condition that requires removing some of the illegal fill as part of the approval. He then commented again repeating from the December 6th meeting about the city giving right of ways away noting that he and his wife had submitted written comments that were included in the packet.

William Marley, city resident, provided written comments, repeated his concerns again from the December 6th meeting on having a high rise in the location of flight paths and previous air traffic accidents at other locations and Homer.

Dottie Harness, city resident on Klondike Avenue, stated she reviewed the staff report and based on the number of requests for waivers and exceptions recommended denying the CUP and the vacation of the right of way, but believed that it was a workable situation with practical solutions with several already mentioned by the public tonight. She hopes that the developer goes back and aims for some of those. Ms. Harness continued stating that if the Commission allows the waivers and exceptions that they are opening a very wide door for future developments to parade before them with requests for exceptions and variances. Ms. Harness noted that one of the city code items that the vacation asks is, if it offers equal or better access and in her opinion the applicant has not. She again expressed that the Commission should send a strong “nay” back to the Borough regarding this vacation as they depend on the Homer Planning Commission for advice and recommendations.

Mike McCarthy, city resident, expressed concerns on the timely notification to the public regarding this project since meetings were over the holidays and folks not being available to comment; the impact to traffic and the intersection of Kachemak Drive and Homer Spit Road; hazard mitigation for soil liquefaction has not been addressed in the current proposal, that could happen during an earthquake or other seismic event. Mr. McCarthy referred to a picture he provided of the impact to a residence in Homer at another location during the 1964 earthquake.

Miranda Weiss, city resident, commented on the size of the project, that it was led by a very large corporation making about \$1.5 billion dollars every year, asking for numerous accommodations. She recommended that the Commission reference the Comprehensive Plan and Spit Comprehensive Plan, particularly referencing points made on unique community character, quality of life, and scenic beauty. She expressed that a large hotel makes it look like anywhere USA stating specifically a large corporation that has no connection to Homer does not meet that test. Ms. Weiss further noted that the City Planner and Advisory Commission members have to say no sometimes, and guiding development means you need to say no. She continued by stating that she understood they were under extreme pressure to say yes and acknowledged that Doyon has invested a large sum of money already, but they need to make the hard decision, guide development and say “no thanks”.

David Stutzer, non-resident, lives up off of Diamond Ridge Road, but he annually rents a stall at the Harbor and will be driving by this project all summer into the fall. He was concerned about the traffic as others and agreed that it will increase the load, before anything happens the property will need to be rezoned and understood the Commission was advisory to Borough Planning Commission and he recommends that they deny their re-plat because they want to vacate a right of way. Mr. Stutzer advocated that the right of way was public property and belongs to everyone and according to the plans he looked at they have not assured the public access to the tidal area for viewing the birds and walking down to the tidal zone. He then noted the right of the Commission to deny the Conditional Use Permit based on all the buildings including the condos are over the height limits and maximum square footage for buildable area is over 30 percent, citing portions of city code 21.24.040. Mr. Stutzer provided his experience as a builder that going up three floors is cheaper than two, and was surprised that the planning department even allowed the Commission to waste their time, noting that the department should have denied the application.

Sue Mauger, stated she was a resident of the Bridge Creek Watershed district that the city manages, she expressed her experience working on the library project and her first views on this project that it exceeded the city height and square footage and were well outside the parameters established in city code. Ms. Mauger then noted that the planning director concluded that there is no health, safety or welfare concerns with the proposed hotel building height which is completely irrelevant, that is not why that height policy was in place, it has to do with community character and natural environment and wanting Homer to remain a special place. She expressed concerns regarding water flow and contamination, noting the paved parking lot over a gravel lot, compression of the soils and from what they know these soils are contaminated and there is not enough consideration for the flow and changes to that flow pattern and then there are the number of required parking spaces, she stated she could not find that requirement in city code but feared that they are going to soon look like Soldotna with huge parking lots in front of their buildings and stated that there was not enough parking shown in the plans in her opinion and that means they will start parking in the public parking available on the base of the spit and Mariner Park. There is not enough information for her to say yes, and they should be told to go back and do your work.

Laurie Daniel, long time member of the Homer Community commented that she doesn't approve of the Doyon application and recommended that the Commission not approve it or any of the applications submitted. This project is asking for multiple exceptions, the plans are out of compliance, requires rezoning, replatting, and vacating a community right of way. She recited from the Comprehensive Plan regarding thoughtful development as well as cultural and historical aspects of the local area that we have prioritized as most important to living here. She believed the Doyon proposal disregards those priorities in favor of business expansion of a non-local huge corporate entity with no ties to the community. Ms. Daniels stated it simply does not meet our intentions and defined standards. The development is too large, dense and obliterates a decades

long environmental conservation designation and demonstrated traditional use of the site for wildlife viewing, highly impacts the adjacent neighborhood, includes several unnecessary elements in addition to the hotel and poses a tremendous disruption, with added congestion to traffic at an already problematic intersection and sharp curve. She stated that consideration should be taken for the proposed Harbor Expansion and that it would behoove the Commission to wait until the city has made a decision on that project and its consequent effects, as only then the proposed project impacts can be evaluated in the accurate context. She recommended that the Commission deny all permits from Doyon on this development and suggest they come back with a greatly reduced project.

Jennifer Gibbons, Homer resident about a mile from the proposed project, expressed her respect for Doyon's interest and efforts on this project but she is opposed to the project and does not find anything redeemable about it. Ms. Gibbons recommended that the Commission completely deny everything as she recreates all year round in the area and is very familiar with the traffic, the value to viewing wildlife and access for everybody in this community to be able to enjoy as it is why we are all here. She stated that she walks her dog, rides her bike, camps at Mariner. She does not think this project is consistent with what people value and many have expressed the same prior. Ms. Gibbons commented that she has heard from many on how fast and piecemeal Homer is expanding and that for this project they should take their time to allow the discussion and consideration.

Jon Faulkner, city resident and President of Land's End, stated that it is a busy business, heavily impacted by traffic from the Homer Spit. He welcomed Doyon to the community, supports investment and quality development, free enterprise and considers competition good for business and good for the consumer; Doyon is a great Alaskan regional corporation with roots going back years, strong track record in the state and as the owner of a comparable property he considered himself somewhat of an expert in this type of development and he has also designed and permitted several Planned Unit Developments on the Peninsula. He stated that his first recommendation was to not carve out a special favor to a new development in the form of increased maximum heights without broad public input, advising it was not the time to do it, this is not a little issue. Mr. Faulkner clarified that Land's End does not exceed the 35 feet height limit on any of the structures; meets traffic peaks comparable to Doyon's but believed 88 cars was low and recommended increasing that by 40%. In regards to Short Term Rentals with a proposed ordinance coming up that should be considered by the Commission in their approvals; traffic and safety issues on the Spit Road and at the intersection with Kachemak Drive is dangerous now and in his opinion a train wreck, adding the additional traffic will result in maddening delays for hundreds of people each day. Mr. Faulkner proposed a pedestrian underpass or culvert stating the slopes support it and it would be a wonderful addition. He noted the increased revenue for the city that would be paid by Doyon and suggested a partnership with Doyon to effect that pedestrian amenity. Mr. Faulkner did not favor vacation of B Street as he did not see it having a greater detrimental impact on Doyon as it would the community.

Penelope Haas, non-resident, keeps a boat in the harbor and is the author of the letter that has over 202 signatures¹, expressed her hope that the Commission was able to read the entire letter and did not want to repeat it. She reiterated what many previous people said and what was stated in the letter that this was not the place to throw out the book in terms of the city code, there is guidance on how to interpret the code in the comprehensive plan that pointed at protecting the ecology around this development, focusing density of our development away from this area and towards the city center. She expressed her desire for the Commission to find it within themselves to do what the community has clearly outlined they would like in the comprehensive plan and requested the Commission to deny the CUP and all associated parts, vacating the right of way on B

¹ There were no actual signatures on the submitted letter.

Street would end any certainty or clarity that people could view birds at this historic location, whatever Doyon might say, it means nothing, a right of way means a right of way and we should maintain that.

Eric Engebretsen, City resident born and raised, own and operate Bay Weld Boats, expressed his appreciation for Mr. Faulkner's comments, noting it was a big statement for him to publically welcome the competition. He stated that as a business owner, he is working hard to build a business, provide jobs, good lifestyles and a living for local people. Mr. Engebretsen informed the Commission that he left and came back because he could not find a better place, but he grew up with the distinct impression, hearing all the comments and concerns about this project, that there is a message coming out of Homer that we are reluctant to have business opportunities and development come to Homer and it struck him that here is a world renowned investor wanting to come to the community, do something pretty significant, and he was concerned that the message they are hearing is, No. He expressed his hope that there would be a way to proceed respectfully, that responsibly addresses concerns and leaves the door open for development that is done right, because in the long haul, that is what is best for the overall community.

Karin Marks, city resident and business owner since 1992, stated that there have been a lot of things said tonight but there are other points of view in this community and many of those are uncomfortable coming forward to speak. She expressed her appreciation for Mr. Engebretsen and Mr. Faulkner's comments and believed there were merits to this development from a corporation with Alaskan roots, interest in doing things to maintain the environment, and developing land tourism rather than cruise ship tourism with consideration to increase the shoulder season business, creating year round jobs, having accommodations for seasonal workers, providing conference/meeting space; noting the plan is not perfect but they can work with Doyon to make it the best possible. Ms. Marks noted that traffic is a top issue and continues to be whether this development happens on this property or not, but believed there are solutions, such as made by Mr. Faulkner. She addressed statements that were not appropriate, reminding the Commission that Doyon provided a new rendering that was in the supplemental packet addressing concerns on public access, providing a viewing platform, and just because they are a large corporation does not mean they are going to rape, burn and pillage the city. She continued with an explanation of the CUP process being approved on a case by case basis and when referencing the Comprehensive Plan recommended the Commission review Chapter 7 regarding economic vitality, as it is often overlooked, and use of such terms as center city versus city center and commerce business district.

Sarah Faulkner, city resident, co-owner of Land's End, commented that in business and development you shoot for the stars and hope to land on the moon and believed that it what they had here. The community wants the project built within the approved limits and we know from experience at Land's End that it is economically viable to build within the city code that we have now. She agreed with previous comments on the project being too big for the location, both footprint and height, expressed concern on vacating the easement since they have had a whole festival built around the shorebirds and that is a major viewing location, and traffic really needs to be addressed since that is the location that everyone speeds up right in front of that property.

Mike Barley, resident of Crossman Ridge Road, commented that "Homer Funky" gets another dink in its armor with this development, expressing that he liked what was there before at that location, referring to the Quonset huts as they have a long history in this state, and god knows they could use another auto body shop more than a hotel but he did not really have any opposition to having a hotel on the site, just the size in relation to the lots citing bigger is not always better. He also believed that they need more public space, not less. He recounted walking the trail and picking mushrooms, that it is a nice green space with lots of trees and they are going to put in a concrete wall and paved walkway. Mr. Barley did not think that the city should give that away. He agreed

with all the comments on the traffic and the building height and then opined on how the City Planner handled the notification of the public on this development when they heard at the last meeting that he has known about the project for a year, believing that there should have been more transparency. Mr. Barley added that he thought the City Planner's report was biased and not objective about the project and it came across like a done deal.

Jim Anderson, born and raised in Homer moved away for several years and then moved back a couple of years ago, stated that he has not done a lot of research on this project and appreciates all the time and energy that has gone into the opinions, facts, and information. He expressed being perplexed on how the public finds out things after it has presumably been accepted with little public awareness. Mr. Anderson recounted his years growing up in the community in those early days, working for three businesses who were very supportive of growth in Homer. He requested the Commission to be supportive of intentional and well thought out growth, noting that there was a lot of pencil work that had to be done for this project. He added that there is a food and beverage conundrum in the community, housing crisis for seasonal support staff, but Doyon appears to be creating solutions to those problems that existing establishments are currently facing. It can be daunting to come in and be seen as an outsider, anecdotally stating his carefully planned re-entry into the community since he also would be seen as an outsider. Mr. Anderson recommended uniting their voices to support reasonable change warning that "our little hamlet by the sea is going to be a community of duct tape and sledge hammers" as 20 years from now, Seward continues to grow, creating culinary opportunities by expanding their stores and restaurants. They are a lot closer to Anchorage. He supported protecting the environment, but people that attend the Shorebird Festival have all these wonderful opportunities to spend money, and there will be more people who are interested in protecting the environment as well, but Homer needs the infrastructure and the support to be able to allow responsible growth to happen.

Chair Smith closed the public hearing after confirming with the Clerk that there were no members of the audience attending on Zoom wishing to speak and seeing no one in the Council Chambers coming forward. He then offered the City Planner rebuttal to the public testimony.

City Planner Foster noted that Randy Kinney with Kinney Engineering who performed the Traffic Impact Analysis was in attendance and deferred to Mr. Kinney.

Randy Kinney, Kinney Engineering, provided the following rebuttal to concerns expressed:

- What a traffic impact analysis was, the methodology, how it works and how did they reach the numbers they did
 - o Reviews the development in accordance with land use
 - Outlined the components of the development, considered a campus
 - Hotel
 - Employee Housing/dormitory
 - Short term Rentals/Townhouses
 - o Used the National Data Base from the Institute of Transportation Engineers
 - Provides data for a large number of land uses that is accessed by companies all over the United States
 - o They used the highest or peak numbers for the time period
 - o Established a base line traffic volume
 - Compared the additional trips on the transportation system that the new development would provide.

- Acknowledged that the timing was not during summer peak travel times and this was recognized and factored into the calculations
 - Obtained the information from the continuous count station located on the Homer Spit Road for July which was two times the count from September
 - The number projected by the development would average 88 vehicle trips per hour and would not create a lot of additional delay
 - The average vehicle delay is only 20 seconds on the main transportation route
 - This delay from the increase in vehicle trips does not require mitigation in accordance with the State of Alaska regulations
- Reviewed Pedestrian very carefully and to mitigate traffic impact is to get people out of their vehicles and onto pathways walking or biking. They reviewed pedestrian delay at the two intersections, FAA Road and Kachemak Drive
 - FAA Road with the summer vehicle traffic and the curve along with the width of the road presents a large delay.
 - Recommend a two stage crossing or a pedestrian refuge which reduces the delay time and the sight distance by crossing one lane of traffic at a time
 - Kachemak Drive is better but there is still a substantial delay
 - Recommended rapid flashing pedestrian beacons to be installed at the existing crosswalk
- Recommended the pathway to connect Bay Avenue with the Homer Spit Road
- This project does not increase the congestion that is already being dealt with and the numbers do not require mitigation in accordance with state law
 - Ocean Drive is a state owned and maintained roadway
- Addressed vehicular accidents and the number of them were not very extensive over the past several years

Chair Smith addressed a request to take a brief recess by stating he would like to finish addressing the traffic impact related questions then take a recess. The Commission agreed by consensus and Chair Smith opened the floor to questions from the Commission for Mr. Kinney.

Mr. Kinney facilitated questions and answers on the following:

- Personal opinion was to the information and data reflected in the TIA
 - Expressed confidence in the report as he:
 - Followed a prescribed methodology
 - Identified impacts
 - Numbers speak for themselves
- Why the study was not conducted in July
 - The contract was not executed until August and that was the earliest they could get the work on the schedule.
 - Numbers realized reflect previous July traffic counts from existing counting equipment located a mile south of the Kachemak Drive intersection on the Homer Spit Road
 - July's numbers were twice the numbers in September
- Clarification on the where or how the number 88 expectation was derived
 - The campus is expected to generate an additional 88 vehicle trips per hour throughout once you build something this number will stay consistent throughout the life of the analysis
 - Background traffic can change

- Reviewed the previously stated information of traffic counts for September and July
 - Multiplied September numbers by a factor of two
- Clarified the term Baseline Traffic or Background Traffic
- Reiterated that the campus/hotel will generate 88 trips per hour additional to existing traffic
 - Account for the baseline traffic
 - He referred to page 32 of the TIA, Figure 10 complete figures are for 2022 and that reflected 8800, say 8900 for July
 - September traffic at the same location was 4000 or 4500
 - Numbers based on Average Daily Traffic
- You can go back and review previous years and the numbers stay fairly similar exceptions to the pandemic years when there was overall less traffic.

Chair Smith called for a recess at 7:45 p.m. The meeting was called back to order at 7:57 p.m.

Mr. Kinney continued his rebuttal and clarified the following:

- Background Traffic
 - 700-900 vehicles per hour according to the continuous counter
 - The type of land use for the new development extrapolates to 88-90 additional vehicles per hour
 - This number will vary dependent on the time of year, month, day, time but is not expected to be greater
- There was no consideration of installation of raised pedestrian walkways over those areas discussed as the costs would be considerable, not to mention there is not enough land for the approaches that would be required on both sides. Overhead Pedestrian Crosswalks are multi-million dollar structures.

Chair Smith opened the floor to City Planner Foster for rebuttal.

City Planner Foster provided rebuttal to the following topics:

- Noted the revision provided by the Applicant of the proposed site plan includes viewing platforms
 - This platform is not a recommended condition but the Commission could include that as a condition on the CUP
 - Continuous pedestrian access is shown from Bay Avenue to the Homer Spit Road and is a condition that he has recommended for approval
- The inclusion of comments from the Fire Chief from his review of the proposed plan and statement that he will be working with the applicant further on the development of the project when or if a Zoning Permit application is submitted.
 - The applicant is submitting a conditional use application for the use of the property to be approved, it is not a construction permit.
 - The applicant will need to submit a Zoning Permit Application and it will need to be approved before construction can begin.
 - The Zoning Permit is the next stage and there are conditions that need to be met before that will be granted.
- The process of the development and the public perception that it has been overly quick and non-transparent
 - This Conditional Use Permit was processed as quickly and transparent as any other project in accordance with the Homer City Code.

- There was no secrecy or expeditious nature of the application process
- There are time requirements outlined in City Code for Conditional Use Permits that must be followed.
- This application was submitted, reviewed for completeness and due to the Commission's meeting schedule for November and December it was scheduled for the December meeting.
- Notification to the public was followed as outlined in city code. Applicants usually contact the planning department when they have an idea of something they might like to do and staff discusses the processes and permits that are required for their proposed project.
 - Until the application and fees are paid it is unknown whether the property owner will actually go forward with the development of the property.
 - Once the Planning Department receives the application and fees they proceed with review of the application and attached documents.
- A Traffic Impact Analysis (TIA) was requested by the Planning Department due to the scale of the project.
- Role and tasks of the City Planner in facilitating the application through the process of submittal, review, notice, advertising, presentation to the Commission and finally a public hearing.
- Acknowledged that the proposed project was large and could possibly take more time for review by the Commission.
 - Tremendous amount of information and public comment provided for the Commission in a short time period.
 - Decision is required no later than 45 days from close of the public hearing.
 - A Public Hearing must be held 60 days from date of receipt of application.
- There will be no vehicle connection, or parking, at the pedestrian access or B Street vacation of right of way.
- Aesthetics for a planned unit development in General Commercial 1 districts are limited and is different than the requirements for Central Business District or Town Center District
- Zoning the property for a Park, these lots are private property and zoned for rural residential and General Commercial 1, parks are not allowed.
- Issued regarding the potential for soil and or fill materials, foundations is done or conducted under the Zoning Permit application.
 - Building inspections for commercial and multifamily residential which are included in the site plan require fire marshal review that happens at the Zoning Permit stage, which includes site planning and construction.
- Army Corps of Engineers will be contacted by the applicant regarding wetlands and any permitting requirements as they are the authority and it will be a condition of the CUP.
- Letter from the Federal Aviation Authority will be a condition or requirement to obtain the Zoning Permit in regards to possible crane use.
 - The FAA did not have opposition to the overall building height but it did not address if cranes were used during construction.
- Parking requirements were addressed and shown on the site plan and calculations based on code requirements for the number of spaces.
 - Accommodating guests that are towing boats are definitely a consideration and will take up more than one space but there is nothing in city code that addresses consideration of that requirement.
 - There is a balance required by design and development in providing what is required by regulation in city code for a specific district, what is needed to adequately service the development, and what is needed to service the public.

- Parking is historically provided based on the peak usage for any land use such as retail, services, hotels, etc.
- The proposed development acknowledges the vehicular use and non-motorized use of the property.
- Preliminary Stormwater plan was submitted with the proposal but that is not addressed at the Conditional Use Permitting application. That is considered during the Zoning Permit application phase and is dependent on other factors as well.
- Exceptions and Variances
 - o Do not apply to this Conditional Use Permit application. The developer has submitted an application for a Conditional Use Permit for a Planned Unit Development which has a separate criteria for review.
 - o Variances and waivers have their own applications and are applied in a different manner to city code.
 - o This Planned Use Development process allows the flexibility for height, land use, density, and non-permitted usage on a portion of the property.
 - o The City Code that addresses Planned Use Developments (PUD) is 21.52 not 21.24
- Clarified the difference between variance and city code 21.24.040 which states a building height is limited to 35 feet
 - o This is something that the Commission has not had to address.
 - o Previous PUD's were denied as it came down to the analysis of the development by the Fire chief at the time and the inability to address fires in structures over 35 feet. Currently Homer has a ladder truck and that is not a limiting factor now.
- A standard Conditional Use Permit application would only require a site plan.
- Homer City Code 21.24.040(e) (4) is applicable to large retail such as a Walmart, Fred Meyer and not this project
- A PUD does not limit the Commission on their decision, however, clarifying that the only item that did not meet GC1 Zoning District and the PUD is the height.
 - o In accordance with City Code 21.52.040 addresses the ways that the Commission can deny the permit
- Homer City Code 21.44.020 (a)(1-3) was cited and questioned on applicability to this project, this lot does not fall under ravine, steep slope, or bluff or coastal edge. He referred to a picture a member of the public displayed earlier in the meeting.
 - o Bluff is described in city code as an abrupt elevation change in topography of at least 15 feet, with an average slope of not less than 200 percent (two feet difference in elevation per one foot of horizontal distance).
 - o "Coastal edge" is described in code as the seaward extent of a relatively flat land where a slope break or scarp occurs that is adjacent and within 300 feet of the mean high water line of Kachemak Bay. The chosen coastal edge must represent the seaward extent of land that is neither part of a previous landslide nor a bench on a slope.
 - o The Shannon & Wilson report includes an opinion regarding the possible movement of fill behind the existing retaining wall
- In rebuttal to the tsunami concern since the city does not have building code, falls under the Fire Marshall
 - o Comment was provided regarding the emergency management preparedness and action plans, which incorporates state, city and federal processes during disasters and natural events that occur. Noting that typically earthquakes and tsunamis are constant threats and hazards here in Alaska and if considered there would be no development allowed on the Spit.

- Review of the Comprehensive Plan, Objective A
 - this project does address affordable housing needs for the workforce
 - Walkable community – providing the pedestrian access through a boardwalk and connecting one Bay Avenue through the site, with amenities to view the tidal areas, provides three viewing areas and connection to the Homer Spit Road
 - Property was developed with Restaurant, Short Term Rentals, an auto body repair/towing business, boat parking versus a hotel and residential housing.

Chair Smith invited the applicant to come forward and provide rebuttal.

Patrick Duke, Senior Vice President & Chief Financial Officer, Zach Dunlap, Operations Manager with Doyon Limited and Lauren Egbert, Lead Architect & Project Manager with Womer & Associates provided rebuttal on public testimony for the following:

- Acknowledged that Doyon was a large company, testimony provided on the amount of money the business made to be \$1.5 Billion per year anecdotally stated that his bonus was really bad since it was misrepresented by a factor of 50 – he wanted to get that off the table.
 - Addressed the Land Use Agreement that the former property owner had regarding the viewing platform was never disclosed to Doyon.
 - Doyon did not violate any agreement as there is no language in that agreement that bound future land owners to keep and maintain the viewing platform.
 - Doyon wants to provide a viewing platform for public use and has provided revised conceptual drawings that show three viewing areas strategically placed overlooking the lagoon within the boardwalk pedestrian access
 - Demolition of the platform was a safety issue in their view.
- Reiterated the experience Doyon has working in environmentally sensitive areas such as the North Slope
 - Been in business for 50 years, 40 years on the North Slope
 - Largest landowner in the country
- This project will create jobs for the community
 - Use local contractors to construct to development
- Related prior experience coming into a small community with economic development and the community fought against it and later regretted turning away the project.
 - They loss residents due to the lack of work
 - Closed schools because of the lack of families with children
 - Loss of Services
- Doyon will be providing for shoulder season and winter economy by providing services used for conferences, visitors that fish, flight seeing tours, bear viewing, and year round restaurant/bar service.
 - Recited Homer documents related to a Conference Facility study performed in 2005 which is still relevant today
 - Conferences by organizations outside of the community has the potential to bring in \$2.5 million in revenue
 - Provide meeting room space
- The integrity of the company which represents 20,000 shareholders and has a proven track record to bring a balanced approach to every community with sensitivity for the environment, increased economic revenue and economic vitality.

- Acknowledged the public comments and concerns expressed at this meeting and the December meeting and have made some changes to the project to address those concerns with the pedestrian amenities and wildlife viewing over the tidal areas.
- Doyon is an Alaskan company and work diligently to maintain and employ Alaskan companies and local employees for all their businesses.
 - o Noted the companies Alaska based companies currently under contract for the development and the experience working in sensitive habitats such as Margaret Park, who worked on the mediation with Exxon Valdez and Mariner Park and is very familiar with Homer and the critical habitat.
- Doyon has followed all the regulations as outlined by City Code and there was no intention of the appearance that they were “rushing” the project.
 - o This development has gone through many renderings and will probably have many more until the final design is decided.
 - o Geotechnical work was done and due to discovery that is why the placement of the hotel is where it is on the land.
 - Environmental was included since they knew the historical use of the property
 - Auto Body Repair
 - Fuel containers on site
 - Made this investment at this stage prior to requirement to be aware of potential impacts to the project before construction in order to plan responsibly

Commissioner Highland reviewed the specification outlined in Homer City Code related to fill materials referencing Title 21.50.150 (a) and (b) and stated that the applicant heard the comments from the public regarding where the fill came from and she expressed concerns regarding the development of such a heavy structure on that fill and requested comment on that point.

Chair Smith asked if it would be okay for the Public Works Director to respond to Commissioner Highland’s concerns. Commissioner Highland acquiesced.

Public Works Director Keiser provided input stating that she was unable to confirm or deny that the alleged fill material was placed. The city does not have a permit on file for the property and the Corps of Engineers were unable to locate a permit.

City Planner Foster referred to Homer City Code 21.50.150 Site Development Standards was applicable during the Zoning Permit stage, noting that the applicant would be required to submit due, to the nature of the project, a level three and show how they are meeting the requirements outlined in city code.

Commissioner Stark commented that the question from Commissioner Highland and comments made by the public assumed that the fill material, if placed, was presumably done illegally, that Doyon will hire a company to come in and excavate, then pop in a foundation and put a building up. The applicant has stated they have performed core drillings and analysis of the soil so that they understand what is there, based on that information when submitting the Zoning Permit application they will provide the appropriate plans. He noted that the safety of the investment by the applicant for the development with a lifecycle of 50 years or longer, plus as stated by the City Planner, a requirement of the Zoning Permit application phase. Mr. Stark was assured that this was not going to be a hole dug, concrete poured and the building erected. There will be special engineering

with it being so close to the coast and all. He expressed confidence that the project will be carefully reviewed by the new city engineer as well.

Chair Smith added that the public comment submitted was regarding the lack of the presence of a permit from 1981 not the content of the fill material and questioned if that would affect the pending application of the CUP for the PUD.

Commissioner Highland expressed her concerns on fill material and believed that the comments expressed by members of the public who were present at that time the fill was placed were valuable to issues regarding development of the property noting that this has been the largest proposed project before the commission since she was appointed. She then requested clarification from the applicant on the public concerns and questions expressed at this meeting and the last and how they were going to respond to all those questions.

Mr. Dunlap responded that they presented their application, made their presentation at the meeting in December and then provided amended site design from the concerns and questions stated at that meeting as there was one theme of bulk and scale and reiterated that they are a year into planning this project, provided a supplemental view of the employee housing unit from Bay Avenue, explaining that they were very thoughtful in the design for the site, the business planning aspect and reiterating that all requirements have been met. He expressed that Doyon has addressed the concerns of the public the best that they can within the scope of the project that benefits the community as well as Doyon and the site.

There was a brief discussion on process asking additional questions of the applicant between the Chair and Commissioner Highland.

Chair Smith then acknowledged the Clerk who noted it was almost 9:30 p.m. and a motion was required to extend the meeting. The Chair recommended two hours.

SCHNEIDER/BARNWELL MOVED TO EXTEND THE MEETING TO 11:30 P.M.

There was no additional discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith then addressed the previous discussion stating that he has meant no disrespect but the Commission has discussed previously that during more difficult and larger meetings and it was agreed to maintain protocol, that they would adhere to the standard two questions, if needed the Commission can go back to Commissioner Highland's additional questions regarding the content of the letter. He added that the Applicant has provided responses in a general manner to the concerns and questions presented by the public not individually or specifically.

Commissioner Stark inquired if it would be possible for the applicant to provide a written response to the public's submitted questions for the Commission through the Clerk.

Mr. Duke stated that they would be willing to provide that to the Commission.

Chair Smith recognized the Clerk.

Deputy City Clerk Krause noted that the Public Hearing portion of the meeting has been closed, this was a public process and new information cannot be submitted. Rebuttal from the Applicant would need to be provided at this time so that the members of the public attending and the Commission can receive it. It is presumed that the Commission will be deliberating on this action so all information is required at this time.

Mr. Stark clarified his intent of allowing the Applicant to respond in writing since the public was able to submit their comments in writing.

Patrick Duke, Zach Dunlap and Lauren Egbert continued their rebuttal/response of questions from the Commission and public on the following:

- Reducing the scale and density of the project
 - o If the Commission finds that this footprint just cannot be approved then we will revise and present again until a design can be agreed upon
- What return the City receives for vacating the right of way of B Street south of Bay Avenue
 - o The benefit to the city is a development that will provide additional revenue to the city in the form of tax revenue for property and services
 - o Year round employment opportunities
 - o Additional opportunity for earning more revenue during the season for the businesses in town and on the spit
 - o Tourism Industry Association report for 2023 confirmed that it was a record year for Alaska and are predicting additional growth for 2024
- How will Doyon use the property in the off season
 - o Business plans considered the stated desire and need for meeting and conference space in the shoulder and winter months
 - o Community desire to have additional options for year round restaurant choices
 - o Community stated needs for employee housing options
- Does Doyon as a native owned corporation pay property tax or tax exempt
 - o Doyon pays property taxes in most locations with the exception of the military bases, they are not a sovereign nation and have no issue paying taxes on properties owned throughout the state.
- Does the Boardwalk Pedestrian Access extend beyond the viewing platform at the end of the right of way
 - o The Boardwalk will extend all along the edge of the proposed development from Bay Avenue to the Homer Spit Road and will accommodate Cyclists and Pedestrians at the same time plus there will be three different locations where people can stop to sit and view the wildlife, shorebirds. There will be a connection to a sidewalk through the development as well.
- Consideration of the proposed issues and concern with traffic and it will be Doyon's problem as well as everyone who travels that road but what are Doyon's thoughts about the potential issues.
 - o The development will need to deal with the issues with travel onto and off the Homer Spit Road from an operational perspective and while not an engineer the TIA did note the issues regarding pedestrian crossings at the intersections and as frequent visitors to the area will bring about more caution, professionally it hard to respond since they do not have a final design.

- Comprehensive Plan, Transportation Section, 2A refers to continued support that adequate streets are built by public and private sponsors to keep pace with current community development and support future community development. So would Doyon pressure AKDOT/PF and the City to construct a roundabout or other traffic mitigation at Kachemak Drive?
 - o Doyon is following the process and as such they would supportive of additional mitigation efforts if this project is approved.

City Planner Foster noted in Staff Report 23-060 Condition 6 which were recommendations from the TIA analysis specifically the last bullet point as follows: *The May 2012 Transfer of Responsibilities Agreement (TORA) between the City of Homer and DOT&PF for parking and pedestrian facilities near the project area apply to the improvements recommended in this TIA. Ownership and maintenance of the proposed pathway and pedestrians crossings will be finalized between the City of Homer, DOT&PF, and the developer prior to final permits being issued. The City, Developer and the State will be working together throughout the entire project.*

Public Works Director Keiser noted the state project upgrading the Sterling Highway to the intersection of Kachemak Drive and recommended that they should be advised regarding this potential project.

Mayor Castner reported on a recent visit by the Commissioner Anderson and discussion was conducted regarding the people who arrive at Homer Airport or via the Air Taxis and must walk alongside Kachemak Drive and Homer Spit Road on the shoulder with luggage and that is a year round problem so there is also going to be a redesign of Kachemak Drive noting a possibility of addressing those pedestrian issues in the area.

Patrick Duke, Zach Dunlap and Lauren Egbert continued their facilitation of questions from the Commission on the following:

- Noting the other traffic difficulties all along Ocean Drive due to increased businesses and future development of the Harbor, etc. it is apparent that Doyon is amenable to working with the City and others to come up with solutions.
 - o Doyon will be working with various organizations and intend to be good corporate citizens
 - o There will be the Alaska Native Heritage that will be unique to Homer and you do not see today
 - o Civic donations to various groups such as Boy Scouts and Girl Scouts
- What is the expected occupancy of the development on an annual basis for the Condos, Employee Housing, Short Term Rentals, and the hotel?
 - o Studies show that in this industry the goal is 85% - 90% occupancy in season
 - Winter may be 40% occupancy
 - o There are different mix such las food & beverage
 - o Conference
 - o Meetings
 - o The housing is expected to be seasonal but it would be available year round
- Has consideration been made on having oversized vehicular parking or motorcycle parking and auxiliary parking if there are times of 100 percent occupancy
 - o Not specifically considered but depending on how the business develops those options will be considered

Chair Smith brought the Commission back to Commissioner Highland's additional questions concerning the letter with 202 names included on it.

Commissioner Conley advised that they focus on what is relevant to the CUP as there is a lot of public comment that is pretty ambiguous, while important, but for the sake of time.

City Planner Foster stated that many of the points addressed in the letter were addressed in his analysis.

Commissioner Highland interjected that her questions were for the Applicant.

Public Works Director Keiser reminded the Commission that in review of Commissioner Conley's comment regarding City Code 21.52.040 it does require the Commission to address community standards in view of the Commission's decision making and many of the public comments address community standards.

Chair Smith agreed and further noted that City Planner Foster, Staff Report 23-060 and the Applicant have addressed many of the questions that are in the submissions and then questioned Commissioner Highland if she had additional questions. He then reminded everyone that the questions should be relevant to the CUP they should not be about the vacation of B Street, Preliminary Plat or rezone issue.

Commissioner Highland stated that she was not satisfied with the City Planner's response to the public comments as it was limited to Planned Unit Development code which allows flexibility and she opined that it appeared the public comment did not amount to anything. She would like to hear from the applicant their response to those questions or concerns presented.

Patrick Duke, Zach Dunlap and Lauren Egbert continued their facilitation of questions on the following:

- Did the Applicant review the Comprehensive Plan when you were designing your project?
 - o it guided the design of the proposed project
- It is essential to guide, to allow business development and the preservation of the essential environmental culture on historical elements. How does your project do this?
 - o If everyone in Homer could agree on a design that was aesthetically pleasing no new development would ever occur in Homer.
 - Everyone has a different personal view on what looks good
 - Not everyone who lives in a community can agree on what is best for the community
 - Established rules and regulations were followed for this project
- Concerns expressed regarding the height of the proposed hotel
 - o In developing the project the PUD allows the flexibility of design and height is part of the design.
 - Reasonable minds can agree to disagree
- Reviewing the previous activities at the location, which many in the public stated they were fine with or preferred, and then reviewing the proposed development and the comments that it looks more like it belongs in Anchorage and not the Homer Spit, what is your response to those comments?
 - o Our view of that property was very different
 - Old boats that had been there for years and were not seaworthy
 - Buildings and structures that should have been demolished several years ago.
 - Several very dilapidated
 - Old fuel barrels

- Reasonable minds can agree to disagree, not sure how to end this debate
- Providing comments that are derogatory to the design and disparaging a city that many including the applicant call home, because it does not appease one's palette is impolite and unprofessional.

Commissioner Highland acknowledged the last comment stating Homer and Anchorage are very different, people live in Homer and have expressed their viewpoints. This project is unusual for Homer and they can keep going down that same road so will end her questions.

- Doyon plans to market the conference abilities for the off season and has done studies of the market and this expectation will offset the slow season.
 - Correct studies and market evaluation has shown that there is strong interest in having conferences in the Homer during the shoulder season months/winter months
 - 2005 Conference Center Feasibility Report that Homer
 - Statements from local organizations needing meeting/conference locations
- Concerns expressed regarding the Corps of Engineers permit and wetlands will be addressed by the CUP
 - Doyon has hired a professional to perform a wetlands determination
 - Site evaluations performed
 - Determine the extent of the wetlands
 - Review by the Corps of Engineers as a third party
 - determines the limitations of the development
 - This will provide the limitations that the development must stay within

Chair Smith closed the rebuttal and questions on the CUP 23-08 and noted that a motion is in order. The Clerk has provided a suggested motion or direction that the Commission can move to deliberate at a date and time to be determined. He recommended that they review the motion first and questions can be asked regarding that or amendments made as suits the Commission.

Commissioner Highland requested clarification on conditions regarding Staff Reports 23-061 and 23-062.

City Planner Foster stated that the approval of the CUP is contingent on the vacation of the Right of Way, the Rezone and the Preliminary Plat. These conditions are dependent on those additional applications that are on the agenda.

Commissioner Conley recommended the Commission take the time to deliberate on this as there is a lot to consider.

Commissioner Highland requested clarification on Public Works Director Keiser report and if her comments were to be incorporated into the staff report, noting Ms. Keiser's memorandum on page 86 of the packet.

City Planner Foster noted that the statement was from the December meeting and whatever comments were provided for the December 6th meeting, it would be those comments.

Commissioner Highland re-stated her concern that the Memorandum from Public Works Director Keiser on page 86 of the current meeting packet should be discussed by the Commission before they make a decision.

Public Works Director Keiser agreed and reviewed the memorandum provided in the packet, noting she addressed comments made by the public at the December 6th hearing. She stated that the applicant has addressed a number of them and her recommendation to add specific conditions to the CUP in the event that it was approved, such as the viewing platform and pedestrian access. She noted that certain issues would be addressed if Homer had a building code but there is none, but a recommendation could be made for the requirements to be added, such as including a grease trap to prevent oil and fats to go into the sewer system. Chemicals were identified in the soil so a recommendation was made to construct using pile foundation to disturb as little of the soil as possible. These items she believed were easy to accommodate in the applicants design process.

There was a brief discussion on what is already included in the Conditions outlined in the suggested motion as presented by the Clerk.

Commissioner Stark noted the various items that the Commission should consider before making their motion and stated that they should make a motion to have separate deliberation meeting to have adequate time for review.

Chair Smith requested clarification on how that would be conducted.

Deputy City Clerk Krause advised that the Commission could take poll to determine which day and time would be best to schedule the meeting, noting that it would not be a public meeting.

STARK/SCHNEIDER MOVED TO HAVE THE COMMISSION SCHEDULE A DATE AND TIME TO BE DETERMINED TO SCHEDULE DELIBERATIONS.

There was a brief discussion on the time the Commission has to make their decision is 45 days from closing of the Public Hearing which was tonight.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 23-061, Application Amending Zoning Map via Ordinance

Chair Smith introduced the item, noted that the Staff Report 23-061 was provided in full at the December 6th meeting and if desired by the Commission a summary of the report can be provided.

City Planner Foster determined that the Commission did not want a summary of Staff Report 23-061 for the record.

Chair Smith invited the applicant to make their presentation or speak to their application.

Zach Dunlap, Operations Manager for Doyon Limited introduced Katie Kirsis, Seabright Surveying & Design to speak to the application.

Katie Kirsis, Seabright Surveying, stated she prepared the rezone application and the re-plat. She reviewed the findings that was presented by the City Planner in the report and agreed that they supported the approval of the rezoning for the parcel to allow the development of the project as designed. The two parcels are already zoned GC1 and this property would be contiguous if the vacation is approved, noting that it would be appropriate shift in the zoning limits.

Chair Smith opened the public hearing.

Beverly Bowman, own property across from the proposed employee housing and commented that the project as presented would impact her property in general. She would prefer that the area stay residential. The employee housing does not show parking on Bay Avenue but noted that there is room to park some cars there and expressed concern about that. She recommended reconfiguring the proposed design.

Peter Garay, city resident, he commented on some earlier concerns for the flight paths and suggested getting some input from actual pilots to see if the project would actually have some impacts from their perspective.

Penelope Haas, non-resident, clarified that comments can only be on the rezone, speaking on behalf of the 202 people who have signed the letter that was provided in opposition to the rezone for this location due to it being a sensitive area ecologically. It is outside the city center which the Comprehensive Plan has designated for dense development. So many people who don't live adjacent signed the letter is because they come and recreate here or get their boat. She noted the viewshed matters to these folks and urged the Commission to consider the broader public interest.

Rika Mouw, city resident, commented that this rural residential lot on Bay Avenue is heavily treed piece of land, and if rezoned it would be completely logged and excavated to bring it down to the elevation of 164A. She stated that it is a protection and division of the neighborhood and Kachemak Drive.

Rick Foster, city resident, Klondike Avenue, commented his appreciation for the Ms. Mouw statement and where's Frank when you need him about spot zoning because this action was definitely spot zoning and should remain rural residential.

Betty Seaman, city resident, property owner next to the proposed property for rezone commented that she lives 160 feet away from the boundary line and against the rezone, it will indelibly change the character of the neighborhood, she still was unsure even with the new diagram regarding the 30-40 foot drop and there will be this wall of 20-30 feet, a gently slope with concerns that it falls off that bluff. Ms. Seaman wanted them to preserve that piece of land in its natural state, to allow the wildlife to remain which would provide viewing opportunities for their customers. She noted all the wildlife that can be seen in that section of land. She questioned that if the city needs more commercial land what happens the next time land come up, they rezone one then it's a domino effect.

Glenn Seaman, city resident, commented that the project proposes to increase the housing supply, condos, they will be like Land's End. The condos are not going to be for regular people but those that can afford a million dollars according to one local realtor's opinion, not homes but investment property. He then addressed the serene pristine natural environment, and that it will be maintained but that was a matter of opinion. Mr. Seaman believed there was a lot of corporate speak, noted the geologist on staff and protections for the critical habitat but having the project built to the edge will not provide that. Mr. Seaman offered

comments on the size of the project, impacts to the rural residential neighborhood, traffic study and the deliberation by the Commission being open to the public.

Karin Marks, city resident, reiterated the fact that Doyon has already made changes to the design from comments made at the last meeting and was sure that more changes would be coming forward from this meeting; noted that there are positive things that can be worked out and as a general thought the growth of Homer and how everything was so rural in the early days. The comprehensive plan addresses central city as a general term and doesn't necessarily mean the center of the business district. The General Commercial District 1 is where we need to grow. Reminded them to review the economic vitality chapter 7 as well.

Scott Adams, city resident, commented on the development of Bay Avenue, the large old spruce trees that will be lost, oversized structures, amending the zoning to accommodate a large project, advocating for compromise.

Eric Engebretsen, city resident, commented that the location in retrospect is the least impact for placement of a project of scale, he can sympathize with the residents but believe that placement doesn't impact the viewshed there is commercial buildings all around except the one side. He stated that he could have purchased the property next door, clear cut the trees and they would not be having this conversation.

Nick Garay, city resident, stated his fiancée just purchased property adjacent to the proposed site and wondered if there was a point person to ask questions about the project if there are issues during development.

Jack Cushing, city resident, commented on the rezoning noting the zoning applied to surrounding property.

Chair Smith closed the public hearing and opened the floor to questions for the Staff and Applicant from the Commission and rebuttal of public comment from Staff and the applicant.

City Planner Foster rebutted comments that there are limited areas within the city where on street parking and parking will be available onsite for employees, regarding spot zoning with two parcels already designated rural residential once rezoned it would be contiguous to the two parcels. He explained what spot zoning would be and this was not it. Mr. Foster addressed the notion that this rural residential area is called out in the Comp Plan as transitional, there is a demand for GC1 and this is the largest of the two areas. He then referenced the Zoning Map on the wall pointing out that the area in question was central within the city.

City Planner Foster continued by addressing the impact to the zoning of rural residential versus recreational, the notion of providing a buffer of trees for the neighboring property would be a good thing and through the vacation it becomes contiguous and acknowledged the plans showing trees and fencing being utilized. The lot is zoned rural residential and by right could be developed as such with no Zoning amendments.

Lauren Egbert, Womer, reviewed the design of the employee housing and from Bay Avenue looking south the view is upon the residential unit; utilizing the grade it the hotel appears as a two story structure not a three story structure. They are planning a vegetated barrier whether natural or structured and will be looking to code to act as a guide on that subject.

Questions presented to the Applicant and Staff as follows:

- Buffer between the proposed project and the rural residential neighborhood
 - o Hotels are very modular in nature
 - o Loss of rooms with loss of height
- Clarification on treating this project as a PUD
 - o Directing back to addressing strictly the rezone
 - o It is referred to as a PUD due to the entire proposal which includes the housing, hotels, condos etc.
 - o Reiterated that it is contingent upon approval of the CUP
- There may be possible replacement of rooms by adding them to the 4th floor
- The subject property for rezone is private property and just because it was not done by the former owner doesn't mean it cannot or should not be done.
 - o Condos are residential, employee housing is residential
 - o Comprehensive Plan recommends the area of placement where the hustle and bustle is occurring

Chair Smith restated that the Commission was required to make a recommendation on this action tonight.

HIGHLAND/SCHNEIDER MOVED TO ADOPT STAFF REPORT 23-061 AND RECOMMEND COUNCIL APPROVAL OF THE AMENDMENT TO THE ZONING MAP FOR 1491 BAY AVENUE FROM RURAL RESIDENTIAL TO GENERAL COMMERCIAL ONE.

There was no further discussion.

VOTE. YES. SMITH, SCHNEIDER, CONLEY, STARK
NO. HIGHLAND, BARNWELL, VENUTI

Motion carried.

C. Staff Report 23-062, Vacation of B Street Right of Way South of Bay Avenue

Chair Smith introduced the item and noted for the record that the staff report was heard in detail at the last meeting and asked if the Commission needed a summary of that report provided.

The Commission did not indicate a summary was needed and a short recess was requested.

Chair Smith called for a recess at 11:20 p.m. The meeting was called back to order at 11:26 p.m. with a request for a motion to extend the meeting.

SCHNEIDER/BARNWELL MOVED TO CONTINUE THE MEETING TO 12:30 A.M.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Katie Kirsis, Seabright Survey & Design stated they prepared the right of way vacation and provided a summary of the action noting that it would be included in the replat as well.

Zach Dunlap, applicant, stated that this vacation will allow them to extend the walkway which was depicted in the rendering provided in the supplemental packet.

Chair Smith opened the public comments.

Mark Mikols, city resident, commented on vacating the easement allows the public to trespass on private property. He questioned if that vacation would provide a legal access to the public.

Katie Kirsis responded that in exchange for vacating the right of way a pedestrian easement would be granted and would encompass the sidewalk providing perpetual legal access.

Rick Foster, city resident, Klondike Avenue, provided his experience dealing with vacation and believed that it would not be equal or superior to what is available now and believed that it would go to the Borough Planning Commission and City Council and it would be thrown out. He then added comments on Spot Zoning citing a similar location near the Research Reserve Buildings and that was determined to be spot zoning since it provided a similar buffer; then remarked on the Planned Unit Development was not widely accepted when first adopted due to the issues that may arise in the hands of weak planning director. We need to get rid of it and tighten the rules. Town Center is identified on the zoning map there is a central business district that is the focus of those districts.

Penelope Haas, non-resident, expressed comments regarding the applicant creating a little pathway, there is nothing equal to what is existing, the area is already protected, referred to building a large hotel across the land and large development that the public does not want and allowing the public to continue the use of what they already have.

Susan Cushing, city resident, expressed support for previous comments made, consideration for the future, viewing wildlife in that area to be vacated, removing one of the few remaining accesses to the beach at Mariner Park.

Rika Mouw, B Street Road Right of Way is priceless as an access to such a rare opportunity, it is a precious public asset and that privatizing this access would be similar to previous incident at Forest Trails taking out the trees, and it means so much more than a concrete sidewalk and viewing platform to many people.

Beverly Bowman, city resident, questioned if the City Planner was supposed to be impartial, it is spot zoning in her experience as a commercial real estate broker, spoke on the profit that Doyon is going to make, consideration of the existing residents and businesses on the spit if a tsunami hits

PW Director responded regarding the comment on illegally removing an easement providing clarification that this was not an easement but a right of way and the city was legally allowed to give away the land and previously done so on many occasions.

Glenn Seaman, city resident, commented that the borough has specific rules to vacate, and he feels that they will not follow the recommendations. He spoke about the platform and that it was not comparable, he reviewed the borough rules, if the commission votes to vacate that it should be similar to the previous owner.

Bette Seaman, city resident, commented on making it accessible as transportation so it needs to be wider to allow for passing people with strollers, questioned how they are going to have the platform that hangs out over the marsh. Questioned how wide the platform was and if it is only eight feet did not think that was wide enough.

Scott Adams, city resident by annexation, commented on the land being public land, value of the land, in the previous discussion according to a recent case of a property owner who wanted to close a trail that was used by snow machines that property owner lost. He warned that if they vacate this they are giving it away for just a trail and viewing platform.

Eric Engebretsen, city resident, commented on protecting land rights and uses, noted the trail goes to the left and the right but that does not give prescriptive rights to access private land.

Karin Marks, city resident, commenting on the process and the Commission can vote and then there is a vote at Council and the Borough and if the Commission passes this, it will go to City Council and allows Doyon to continue making improvements.

Chair Smith closed the public comments and offered rebuttal to Staff and the applicant.

City Planner Foster provided information on his duties and responsibilities as the staff liaison to the Commission. He reiterated the process of right of vacations noting that the Commission is not the final authority.

Staff and the Applicant responded and facilitated discussion on the following:

- Addressing the development, if the vacation is not approved.
 - o Applicant would go back to the drawing board
 - o Hope to come to a compromise, but it will be challenging
- provided the basis for placement of the hotel due to soil testing
- Important to encourage legal public access and believed it fit into the non-motorized transportation plan
 - o A pedestrian corridor would be established to the tide lands and platform
 - o Connection to Homer Spit Road would be tentative until the Applicant could review requirements, regulations
 - o Typical width of the pedestrian walkway was 15-20 feet
- Public Access and separation between the Rural Residential and General Commercial 1
 - o Clarification on spot zoning
 - o Screening
 - o Addressed by the Preliminary Plat
 - Provide continuous and contiguous to GC1
- There is an existing use for the Right of Way
 - o Improvement in the existing use
 - o Apparent value to the improvement of non-motorized connections and access
- Concerns on drainage easement
 - o Would provide improved drainage
- Details of the design have not been determined as yet by the applicant

- The city has no building department²
 - o Zoning Permit applications do not go to the level of detail needed for this project
 - o it is hoped that with the conditions established in the various documents that will be disseminated out of this, that the details will get solidified
- Public access creates issues between people, wildlife and dogs in the sensitive areas
 - o Employ known tactics to increase education for the public regarding sensitive areas
 - o Interpretive signage
- Clarification of a right of way and easement
 - o City has the authority to determine uses for a Right of Way
 - o Easements have a more defined restriction such as utility, pedestrian and use of that easement is limited to the restriction
 - o Public Access Easement is a term in the vernacular and would allow unrestricted public access along the route.
- Support was expressed by the Commission for the objectivity of the City Planner
 - o Required to provide technical analysis and review in accordance of the existing regulations
- Spacing requirements for pathways

STARK/SCHNEIDER MOVED TO ADOPT STAFF REPORT 23-062 AND RECOMMEND APPROVAL OF THE VACATION OF THE B STREET RIGHT OF WAY SOUTH OF BAY AVENUE WITH THE FOLLOWING COMMENTS:

1. CREATION OF A PUBLIC ACCESS ROUTE TO ACCOMMODATE PEDETRIAN BICYCLE ACCESS FROM BAY AVENUE ALL THE WAY TO HOMER SPIT ROAD.
2. DRAINAGE EASEMENT OR CONVENIENCE FOR DRAINAGE FROM BAY AVENUE SOUTH TO KACHEMAK BAY
3. RECOMMENDATIONS PROVIDED IN MEMORANDUM ON PAGE 86 OF THE PACKET FROM THE PUBLIC WORKS DIRECTOR FOR VACATING THIS PARCEL.

Discussion ensued on the following:

- Absent proof of equal and superior access action will fail at council level
- If this motion is passed Commissioner Venuti will be excusing himself at the Borough level
- Is it possible to create equal access given what the Mayor has stated and currently what is proposed by the Applicant is not spatially or otherwise?
 - o Define equal and better access based on Lot 163, there are lots of moving parts
 - It is existing trail the ends into the marsh land or onto private property
 - Applicant proposed a built walkway that is pedestrian and bicycle friendly
 - There is no possibility of the roadway to be constructed
- Public Works reviewed the possibility of improving the existing public access and it was determined that the City could not make the improvements required for access and drainage due to cost impediment so it was removed from the project
 - o Receiving a ten foot paved pedestrian/bicycle path that takes one from Bay Avenue to the Homer Spit Road would be a real asset to the City
- A partial trail that ends into private land versus a trail that proceeds from Bay Avenue to the proposed boardwalk that goes to Homer Spit Road
 - o Council hire an assessor appraise the access
 - o Require Doyon to maintain the pathway
- May be more tangibles for why it is better
- Lack of consideration for the vacation of the right of way to a private enterprise

² Public Works Director Keiser misspoke stating the city had no planning department

- The improved value may be a consideration
- Exchanging a right of way for an easement is not equal value

Chair Smith requested a motion to extend the meeting another hour at 12:30 a.m.

SCHNIEDER/HIGHLAND MOVED TO EXTEND THE MEETING TO 1:00 AM

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Further debate on the motion and points made were as follows:

- Council stated value of the right of way
- City has vacated similar right of way and did not require compensation to do so
- In review of the proposed non-motorized amenity Public Works would be very supportive but since the City has not building code unless there is a condition stated requiring this amenity there are no guarantees or assurance that the applicant will perform
 - The right to review plans and specifications is also needed.

STARK/BARNWELL MOVED TO ADD A COMMENT DESIGN SUBJECT TO APPROVAL BY THE HOMER CITY ENGINEER.

Additional discussion ensued on the city has approved trails standards to guide the construction so it is not arbitrary, corrected the verbiage to the motion.

VOTE. (Amendment.) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair called for additional discussion on the main motion as amended.

Further discussion on the motion ensued with the following points made:

- Moving the right of way to the west to maintain a barrier between rural residential and GC1; how that action would impact the project and the applicant could respond to that question
- Right of Ways maintained by the city versus the property owner, preference for the maintenance to be taken on by the applicant
- Significant impacts would occur if the setback was created to more than what is required and would also impact the possible pedestrian access as well as drainage.

Chair Smith requested the Clerk to restate the motion and called for the vote.

STARK/SCHNEIDER MOVED TO ADOPT STAFF REPORT 23-062 AND RECOMMEND APPROVAL OF THE VACATION OF THE B STREET RIGHT OF WAY SOUTH OF BAY AVENUE WITH THE FOLLOWING COMMENTS:

1. CREATION OF A 10 FOOT PUBLIC ACCESS ROUTE TO ACCOMMODATE PEDESTRIAN AND BICYCLE ACCESS FROM BAY AVENUE ALL THE WAY TO THE HOMER SPIT ROAD.

2. DRAINAGE EASEMENT OR CONVEYANCE FOR DRAINAGE FROM BAY AVENUE SOUTH TO KACHEMAK BAY.

3. DESIGN SUBJECT TO BE APPROVED BY THE CITY OF HOMER ENGINEER

VOTE. NO. HIGHLAND, CONLEY, BARNWELL, VENUTI, SCHNEIDER

YES. STARK, SMITH

Motion failed.

PLAT CONSIDERATION

A. Staff Report 23-066, Bayview Subdivision Lighthouse Village Replat Preliminary Plat

Chair Smith Introduced the item by reading of the title and deferred to the Clerk regarding postponing this item to the next meeting.

Commissioner Highland requested postponement due to the hour.

Deputy City Clerk Krause deferred to the City Planner but noted that as far as process if allowed by the applicant they could do so.

City Planner Foster clarified that there are time limits and has 49 days and they are at 47 so he can send an email and the applicant can officially respond, or they can power through, the Applicant agreed to the postponement of this item to the next regular meeting.

Chair Smith requested a motion and second to continue to the next meeting.

HIGHLAND/SCHNEIDER MOVED TO POSTPONE STAFF REPORT THE BAYVIEW SUBDIVISION LIGHTHOUSE VILLAGE REPLAT PRELIMINARY PLAT TO THE NEXT REGULAR MEETING ON JANUARY 17, 2024.

Public Works Director Keiser stated that she will not be at the next meeting as tomorrow was her last day with the city and would like to provide some comments on the action.

1. Plats show the boundary of the wetlands and the applicant said that they were going to have a wetland delineation performed, she recommended having a requirement to see the wetland delineation added to plat so it is clear to all where it is

2. Referencing Note 8 refers to the Meeker easement, and for disclosure this Meeker easement is a problem that should be addressed. It was an easement between the city and Douglas Meeker in 1993 to allow encroachment into the city right of way by a retaining wall and the fill behind the retaining wall. This condition states that grantees at their expense shall restore the land within the above described easement to original condition at such time the grantee elects to remove said retaining wall. She recommended having a real estate attorney review and address the easement.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. 2024 Commission Annual Calendar

COMMENTS OF THE AUDIENCE

Penelope Haas, non-resident requested clarification on the status of the right of way vacation.

Chair Smith stated that it goes to City Council. City Planner Foster provided the next steps in the process for the vacation.

Scott Adams, commented on page 53 of the packet and expressed concerns on the recommendations by DOT regarding entrances to the project stating that the Commission should talk to DOT. He recommended that the Commission push for a traffic light due to inherent safety concerns

Deputy City Clerk called for a point of order noting that those comments are relevant to the CUP 23-08 and that public hearing was closed.

COMMENTS OF THE MAYOR/COUNCIL MEMBERS

Mayor Castner commented that he really wanted to point out to the audience that this Commission is unlike any other Commission they meet twice a month. Every single one of them have been thoroughly vetted before appointment was made by Council. He expressed appreciation of all the work they did and the seven commissioners tonight do it at every meeting. This is a very difficult Commission to serve on and the amount of work that is asked of them is very large.

COMMENTS OF THE STAFF

City Planner Foster commented his thanks for Jan's service. He has worked with her for a relatively brief time, but knew the huge impact in the community and that he has learned a lot working with Jan and really admires her dedication and hard work she did wearing two hats as the public works director and city engineer.

COMMENTS OF THE COMMISSION

Commissioner Highland expressed her appreciation for the excellence of the work Jan did during her time with the city. She will be missed. Ms. Highland thanked everyone for hanging in there tonight.

Commissioner Venuti expressed that it was another interesting meeting, noted that one of the things the Commission did not determine was when they would be meeting for deliberations.

The Clerk will contact the Commissioners to get available dates and times.

Commissioner Venuti then asked when the new associate planner would be starting and if they had planning experience.

City Planner Foster responded that he would start on next Monday, the 8th. The Associate Planner is experience in Landscape architecture and estimating. He added that it was six long months and was very excited to have another planner coming on board. There was light at the end of the tunnel.

Commissioner Conley expressed his appreciation for a great meeting and thanked the Chair for getting them through it all. Thanked City Planner Foster and the Clerk for their hard work. He wished Jan the best and notes that she was leaving some big shoes to be filled.

Commissioner Stark expressed his appreciation for the services provided by Ms. Keiser and wished her well and expressed his thanks for the Staff.

Chair Smith expressed his admiration for Jan's professionalism and service and wished her the best in the future. He expressed hope in coming to an amicable resolution that was amendable to all. He expressed his appreciation for the Clerk being the silent major contributor and hanging in there with them. Mr. Smith expressed appreciation for the public attending and staying through the entire meeting and providing substantive comments and evaluation that they did on the topics. He thanked the Mayor for attending this meeting and providing his valuable insight. Mr. Smith acknowledge the City Planner and his efforts and diligence in being a one man show for such a long period and providing exemplary service.

ADJOURNMENT

There being no further business Chair Smith adjourned the meeting at 1:10 a.m. The next regular meeting is on Wednesday, January 17, 2023 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.

RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved:_____

From: [Steven Veldstra](#)
To: [Department Planning](#); [Renee Krause](#)
Subject: Planning Commission Meeting
Date: Wednesday, January 17, 2024 11:09:41 AM

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

re: January 17 meeting
Homer Planning Commission,

As a landowner and business owner within 500 ft of the replat of the Lighthouse Village, I would like to say I am in favor of the re-plat of 3 lots into two lots if the vacation of B Street is approved.

Steven Veldstra



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