



AGENDA

Planning Commission Regular Meeting

Wednesday, April 19, 2023 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

1. **CALL TO ORDER, 6:30 P.M.**
2. **AGENDA APPROVAL**
3. **PUBLIC COMMENTS UPON MATTERS 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)
4. **RECONSIDERATION**
5. **CONSENT AGENDA** Items listed below are considered routine and non-controversial by the Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. No Motion is necessary.
 5. A. PC Meeting Minute Approval **Page 3**
Unapproved April 5, 2023 Regular Meeting Minutes
 5. B. Decisions and Findings for CUP 23-04 request for Conditional Use Permit (CUP) 23-04 at 106 W Bunnell Avenue for Approval of Reduced Setback from a Dedicated Right of Way within the Central Business District **Page 10**
6. **VISITORS/PRESENTATIONS**
7. **STAFF & COUNCIL REPORT/COMMITTEE REPORTS**
 7. A. PC Staff Report for March – PC Staff Report 23-026 **Page 15**
8. **PUBLIC HEARING(S)**
9. **PLAT CONSIDERATION(S)**

10. PENDING BUSINESS

9. A. Bunnell's Subdivision 2023 Replat Preliminary Plat Memorandum 23-027 **Page 20**

11. NEW BUSINESS

11. A. Public Comment Submittal Process and Timing Memorandum 23-028 **Page 25**

11. B. Planning Commission Meeting Schedule Memorandum 23-029 **Page 27**

12. INFORMATIONAL MATERIALS

12. A. City of Homer Newsletter April 2023 Issue **Page 29**

12. B. City Manager's Reports CM April 10, 2023 Report **Page 41**

13. COMMENTS OF THE AUDIENCE (3 minute time limit)

14. COMMENTS OF THE CITY STAFF

15. COMMENTS OF THE COMMISSION

16. ADJOURNMENT The next Regular Meeting is Wednesday, May 3, 2023 at 6:30 p.m. A Worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

1. CALL TO ORDER

Session 23-07, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on April 5, 2023 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. The worksession was canceled by the City Planner.

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

ABSENT: COMMISSIONER BARNWELL, CONLEY (EXCUSED)

STAFF: ACTING CITY PLANNER/ECONOMIC DEVELOPMENT MANAGER ENGBRETSSEN
DEPUTY CITY CLERK KRAUSE

2. AGENDA APPROVAL

Chair Smith read the items from the supplemental packet and requested a motion and second to adopt the agenda as amended.

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

3. PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

4. RECONSIDERATION

5. CONSENT AGENDA

5. A. Unapproved Meeting Minutes

Regular Meeting Minutes for March 15, 2023

5. B. Time Extension Request

Right of Way Acquisition Sterling Highway Reconstruction Anchor Point to Baycrest Hill
Preliminary Plat

5. C. Decisions and Findings

Conditional Use Permit (CUP) 23-02 at 3375 Sterling Hwy
Conditional Use Permit (CUP) 23-03 at 1368 Lakeshore Dr.

Chair Smith read the consent agenda into the record and requested a motion and second.

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

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

6. PRESENTATIONS/VISITORS

7. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS

7A. City Planner's Report - Agenda Item Report PC 23-022

Chair Smith introduced the topic and deferred to Acting City Planner Engebretsen.

Acting City Planner Engebretsen provided a summary review of Staff Report PC 23-022. She facilitated a brief discussion on future staffing of the Planning Department.

Chair Smith noted that they needed a Commissioner to volunteer to provide the report at the next Council meeting which is April 10 or the 24th. He stated that he can submit a written report for the packet after getting no volunteers. Chair Smith commented that Commissioners can attend the Council meeting via Zoom and report to Council also, noting that he did that for the last Council meeting.

8. PUBLIC HEARING(S)

8. A. Request for Conditional Use Permit (CUP) 23-04 at 106 W Bunnell Avenue for Approval of reduced setback from a dedicated right-of-way within the Central Business District.
Agenda Item Report PC 23-023

Chair Smith introduced the item by reading of the title and deferred to Acting City Planner Engebretsen.

Acting City Planner Engebretsen provided a summary review of the report presented in the packet. She noted that this CUP was a condition listed in CUP23-01 and that all other conditions of that CUP are still in place.

Chair Smith invited the Applicant to speak to the Application.

Melody Livingston, applicant, reiterated that they were not intending to touch or alter the front of the building, all construction would be done on the back of the building.

Chair Smith opened the public hearing, seeing no members of the public wishing to provide testimony on Zoom or coming forward from the audience in Council Chambers, he closed the public hearing and opened the floor to questions from the Commission.

Commissioner Venuti brought his concerns on the Commission having ample time to fully digest materials submitted in the Supplemental Packet. He reiterated his request from the previous meeting for the deadline to be amended. Mr. Venuti indicated that an hour and half prior to the regular meeting even when they have no worksession is not enough time to effectively assimilate the information that is provided to the Commission. He would like to see the deadline pushed back a day.

Acting City Planner Engebretsen explained the established deadlines and further noted that does not stop the public from submitting their comments from the 4:00 p.m. deadline to providing it within the meeting.

The deadline was established so that there was time for staff to get the materials distributed to the website and the Commission and anything submitted after the deadline there was no guarantee that the Commission would receive the information or the public to have access as well to that material.

Deputy City Clerk Krause responded stating that policy follows generally what is established by Council and that she will consult with the City Clerk to see if that can be amended.

Chair Smith called for a point of order and requested any additional questions from the Commission hearing none, he requested a motion.

HIGHLAND VENUTI MOVED TO ADOPT STAFF REPORT 23-023 AND RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT 23-023 WITH FINDINGS ONE THROUGH ELEVEN.

There was a brief comment on the conditional use permit being very straight forward.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. PLAT CONSIDERATION(S)

9. A. A.A. Mattox 2023 Replat Preliminary Plat - Staff Report PC 23-024

Chair Smith introduced the item by reading of the title and deferred to Acting City Planner Engebretsen.

Acting City Planner Engebretsen provided a summary review of Staff Report 23-024 commenting on the very small creek and drainage with historical overflows and the process conducted by the City over time in this area regarding right of way dedication.

There was no applicant present.

Chair Smith opened the Public Comment Period seeing no one that was attending the meeting in person or via Zoom coming forward to provide comment, he closed the Public Comment Period and opened the floor to questions from the Commission.

There were no questions from the Commission.

HIGHLAND/VENUTI MOVE TO ADOPT STAFF REPORT 23-024 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO VACATE LOT LINES TO CREATE A LARGER LOT FROM THREE SMALLER LOTS WITH THE FOLLOWING COMMENTS:

1. CREATE A PLAT NOTE STATING "PROPERTY OWNER SHOULD CONTACT 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 IF ANY."
2. THERE WILL NEED TO BE RIGHT OF WAY DEDICATION ON THE EAST SIDE OF PENNOCK STREET. EXACT DEDICATION REQUIREMENT IS UNKNOWN AS THE RIGHT OF WAY VARIES ADJACENT TO THE LOT. PAST CITY REQUIREMENTS REQUESTED 9.85 FEET. DIMENSIONS SHALL BE VERIFIED.

3. DEDICATE A 15 FOOT UTILITY EASEMENT FRONTING THE UNDETERMINED DEDICATION ON EAST SIDE OF PENNOCK STREET.
4. THE PROPERTY OWNER WILL NOT BE REQUIRED TO ENTER INTO AN INSTALLATION AGREEMENT WITH THE CITY.
5. DEDICATE A 20 FOOT DRAINAGE EASEMENT CENTERED ON THE DRAINAGE ON THE NORTHEASTERN PROPERTY CORNER.

There was a brief comment on the known drainage issues being addressed with the easement.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

9. B. Bunnell's Subdivision 2023 Replat Preliminary Plat - Staff Report PC 23-025

Chair Smith introduced the item by reading of the title and deferred to Acting City Planner Engebretsen.

Acting City Planner Engebretsen provided a summary review of Staff Report PC 23-025. She noted that there was a previous action that dedicated a 15 drainage easement centered on the creek and the City would like to continue that easement. Ms. Engebretsen continued by providing a brief description of the creek path and this dedication will assist in prevention of future flooding. She then noted an oversight in not carrying over the recommendation regarding dedication of a 15 foot utility easement and the Commission will need to address that issue. Ms. Engebretsen stated that she can provide additional clarification if needed when appropriate.

Gary Nelson, Ability Surveys, applicant, provided a brief history of the project and noted that they would like to offer a counter recommendation to staff recommendation number four, noting that this has taken the owner by surprise and will add an additional cost of \$10,000 or more to the project. He stated that the property owner is trying to rectify a bad situation and suggested that instead of bonding and requiring installation if it could be changed to say no building permit would be offered or approved for Lot 51 A until services are installed. Mr. Nelson acknowledged that services must be installed but the cheapest way to take care of the situation is to abandon in place the stub services and install new ones 50 feet north of the existing location. Further adding that to hire a contractor to do this work before it's needed is really adding expense and the services will not be needed until someone wants to build on that lot. He continued explaining how the process would work, tying up capital and advocating for the requirement to be delayed until needed.

John Hendrix, property owner and applicant, provided historical ownership and use of the land, issues and legal options available. He noted that they are giving up 15 feet on the Swatzell side and now the City is asking to give an additional 15 feet for the creek and pay additional for the removal of the existing services which is unreal to him. He questioned how much a person has to give to do it right.

Chair Smith opened the public comment period and confirmed with the Clerk that there was no one on Zoom that wanted to comment and noted that there was no one present in chambers who wanted to comment he closed the public comment period. He then opened the floor to questions from the Commission and noted that Ms. Engebretsen can provide guidance on the amendment as well at this time.

Ms. Engebretsen stated that amending may not be under the purview of the Commission and requested a moment to review code as she believed that lay in Title 11.

Commissioner Highland commented that she did not recollect ever amending recommendations and felt that Public Works would be involved. She further noted that she did not believe they needed a decision tonight.

Chair Smith requested a motion and second before continuing discussion.

VENUTI/CHIAPPONE MOVED TO POSTPONE THIS ITEM TO THE NEXT MEETING TO ALLOW A RESPONSE FROM PUBLIC WORKS ON THIS ISSUE.

Ms. Engebretsen cited for the record the following: Homer City Code 22.10.050 Improvement requirements – General. (a)(2) All other utilities and public improvements to be constructed in the rights-of-way and easements dedicated by the plat, including water, sewer, electric, communications, and gas lines, and applicable means for non-motorized transportation; adding that the Commission cannot exempt the requirement under Homer City Code 22.10.050 (b) *The Commission may exempt a plat from the provisions of subsection (a) of this section as provided in Homer City Code 22.10.040*, since this plat does involve the dedication of a right of way. She acknowledged the expense and frustration but noted that this action was a standard in city code, and frequently when you see a lot line vacation a service has to be abandoned, dug up and in this case relocated with installation of a new service for the northern lot.

Chair Smith requested Mr. Nelson to come forward to speak on the record.

Mr. Nelson stated that Ms. Engebretsen left out the language, “or an installation agreement being in place.”

Ms. Engebretsen responded that Mr. Nelson was correct, and further commenting that typically people perform all the relocations before they record because it is easier, since they do not want it to be left hanging out there that long, other options are through the bonding process and Public Works usually handles all those details.

Mr. Nelson opined that installation agreements are commonly used and Ms. Engebretsen agreed but added that there is always an installation agreement but whether you install all those improvements before recording the plat, and typically on a bigger plat it is, you can choose either way to record this particular plat, if you have the installation agreement in place.

Mr. Nelson restated that was his desire to have the conditions in the subdivision development agreement that whatever is figured out, and a building permit could not be issued until such time as those improvements are installed but they can talk about it more with this postponement.

Chair Smith called for a point of order noting the motion on the floor for postponement. He requested discussion on the motion.

Ms. Engebretsen stated that she did not believe the Commission has purview on this, but if the Commission would like to postpone and since the applicant is requesting this for a more thorough review, staff can do that however this does not preclude the Commission from approving this plat tonight but if the Commission would prefer to consider it in the future with more information staff can facilitate that.

Chair Smith inquired about the details of the additional recommendation that Ms. Engebretsen stated was omitted when she was providing her report.

Ms. Engebretsen noted that the recommendation to dedicate a 15 foot utility easement was in the report under Public Works comments but was not carried forward under Staff recommendations.

Ms. Engebretsen fielded questions regarding the following:

- There is nothing that the applicant can do if this action is postponed tonight to change the outcome
- the Commission can recommend approval to the Borough, the installation issue is a discussion for Public Works as it is addressed by Title 11 in Homer City Code
- Under Title 22 the Commission cannot waive this exemption
- this action will come back at the next meeting with a little more information in the staff report but nothing else will have changed
- the requirement of the new stub is because they are dealing with two lots
- If the applicant purchased the lot they could then vacate the lot line and still would be required to abandon and excavate the old service.

Commissioner Stark commented that approving the motion to postpone provides the applicant additional time to speak with staff regarding the application and referenced the advice of the Mayor to have most if not everything resolved and identified prior to approving the plat even though it is preliminary.

Chair Smith stated that the applicant was wishing to speak to the Commission and requested a motion to suspend the rules to allow them to speak. He then acknowledged his error previously allowing Mr. Nelson to speak earlier in the meeting.

HIGHLAND/CHAIPPONE MOVED THAT THE COMMISSION SUSPEND THE RULES TO ALLOW THE APPLICANT TO ADDRESS THE COMMISSION.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Hendrix jokingly offered to pay the city install the new service stub in order to move this process along. He reiterated that he is trying to cure an old problem but can just as well use the parking lot as is and start litigation.

Chair Smith countered that he understands that a postponement delays the applicant's grief but assured the applicant that they are trying to reach a successful outcome and this postponement will allow Mr. Nelson to speak with Public Works. He noted that this item will be on the agenda under pending business.

10. PENDING BUSINESS

11. NEW BUSINESS

12. INFORMATIONAL MATERIALS

- 12.A. City Manager's Report
CM Report for March 28, 2023

13. COMMENTS OF THE AUDIENCE

14. COMMENTS OF THE STAFF

Acting City Planner Engebretsen commented her appreciation for a very efficient meeting.

Deputy City Clerk Krause echoed Ms. Engebretsen's comments regarding the short meeting.

15. COMMENTS OF THE COMMISSION

Commissioner Highland commented that they had a short meeting, a little complication but she suspected that they got it taken care of, and thanked everyone.

Commissioner Stark expressed his appreciation for the Commissioners attending in person and on Zoom and the Acting City planner for a very succinct Planner's Report. He advised that he will require one additional eye surgery but will gladly provide the report via Zoom and in person after he gets back as always. He then requested Julie to contact him regarding information for the CDL feedback on the Transportation survey.

Commissioner Venuti commented that it was an interesting and short meeting.

Commissioner Chiappone stated that he will not be at the next two meetings as he will be traveling out of the country, and thanked Julie for filling in.

Chair Smith expressed his appreciation for the efficient meeting and the efforts of the staff. He thanked Julie for filling in noting that it was always a pleasure working with her.

16. ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:30 p.m. The next Regular Meeting is Wednesday, April 5, 2023 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

Renee Krause, MMC, Deputy City Clerk II

Approved: _____



City of Homer

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HOMER PLANNING COMMISSION

Approved CUP 2023-04 at the Meeting of April 5, 2023

RE: Conditional Use Permit (CUP) 2023-04, amending CUP-23-01

Address: 106 West Bunnell Ave.

Legal Description: Chamberlain & Watson No 4 Lot 1-A, and T 6S R 13W SEC 19 Seward Meridian HM 2011002 INLET TRADING POST CONDOMINIUMS UNIT 2

DECISION

Introduction

Melody Livingston, representing Wild Honey Bistro (the “Applicant”), owner of Inlet Condominiums Unit 2 and her husband Ed (Scott) Livingston, applied to the Homer Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code (HCC) 21.18.040(b) (4), to gain acceptance of structures found within the 20ft. setback from rights-of-ways.

The applicant previously applied for CUP 23-01 under Homer City Code (HCC) 21.18.040(d), for building area in excess of 30% of the lot in the Central Business District. This CUP was approved with several conditions. Condition 5 required the applicant to: “Obtain approval of structures in the setback prior to commencement of any building activities.” The applicant then applied for an amendment to CUP23-01, presented here as CUP 23-04, to comply with Condition 5. With approval of CUP 23-04, a reduced setback was approved for the portions of the existing structures in the 20’ setback from the rights-of-way (ROW) of West Bunnell Ave and Main Street.

A public hearing was held for the application before the Commission on April 5, 2023, as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 56 property owners of 40 parcels within 300 feet of the proposal, as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the April 5, 2023 meeting of the Commission, five members were present. Commissioners Connelly and Barnwell were absent. The Commission approved CUP 2023-04 unanimously with ten findings.

Evidence Presented

Acting City Planner Julie Engebretsen reviewed the staff report. The Applicant was available to answer questions. Written comments in support of the project were submitted by Sherry Stead, and written comments opposed to the project were submitted by Mr. Griswold. After discussion, the Commission moved and approved CUP 23-04 with Findings 1 through 10 by unanimous consent.

Findings of Fact

After careful review of the record and consideration of testimony presented at the hearing, the Commission determined that CUP 2023-04, to gain acceptance of structures found within the 20ft. setback from rights-of-ways per HCC 12.18.040 (b) (4), satisfies the review criteria set out in HCC 21.71.030 and is hereby approved.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030 and 21.71.040.

a. The applicable code authorizes each proposed use and structure by conditional use permit in that zoning district.

Finding 1: If approved by a Conditional Use Permit, the setback from a dedicated right-of-way may be reduced.

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

Finding 2: The purpose of the Central Business District includes providing for general retail shopping, restaurants, and encourages pedestrian-friendly design and amenities. The proposed development is compatible with the purpose statement of the district.

c. The value of the adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

Finding 3: The structures found in the setbacks are not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

d. The proposal is compatible with existing uses of surrounding land.

Finding 4: Redevelopment of the existing restaurant with the proposed site plan and current setback distances are compatible with existing mixed uses of surrounding land.

e. Public services and facilities are or will be, prior to occupancy, adequate to serve the proposed use and structure.

Finding 5: Existing roads, public water, sewer, police and fire services are adequate to serve the site.

f. Considering harmony in scale, bulk, coverage and density, generation of traffic, the nature and intensity of the proposed use, and other relevant effects, the proposal will not cause undue harmful effect upon desirable neighborhood character.

Finding 6: The Commission finds the proposal will not cause an undue harmful effect upon desirable neighborhood character as described in the purpose statement of the district.

g. The proposal will not be unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

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

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

Finding 8: An approved CUP and zoning permit will ensure that the proposal will comply with applicable regulations and conditions specified in Title 21.

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

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns Goal 1 Objective D-3, Goal 3 and Goal 4 Objective A-2 and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

j. The proposal will comply with all applicable provisions of the Community Design Manual.

Finding 10: Conditions of CUP 23-01 provides for compliance with the applicable provisions of the CDM.

HCC 21.71.040(b). b. In approving a conditional use, the Commission may impose such conditions on the use as may be deemed necessary to ensure the proposal does and will continue to satisfy the applicable review criteria. Such conditions may include, but are not limited to, one or more of the following:

- 1. Special yards and spaces:** No specific conditions deemed necessary.
- 2. Fences and walls: Condition 2:** Any dumpster shall be screened on three sides.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Conclusion: Based on the foregoing findings of fact and law, Conditional Use Permit 2023-04 is hereby approved, with Findings 1 through 10.

Date

Chair, Scott Smith

Date

City Planner, Rick Abboud

NOTICE OF APPEAL RIGHTS

Pursuant to Homer City Code, Chapter 21.93.070, any person who has standing to appeal per HCC 21.93.050 and is aggrieved by this determination may appeal this decision to a Hearing Officer within fifteen (15) days of the date of distribution indicated below. Any decision not appealed within that time shall be final. A notice of appeal shall be in writing, shall contain all the information required by Homer City Code, Section 21.93.080, and shall be filed with the Homer City Clerk, 491 East Pioneer Avenue, Homer, Alaska 99603-7645.

CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on _____, 2023. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

Date

Courtney Dodge, Assistant Planner

Melody Livingston
106 W Bunnell #2
Homer, AK 99603

City of Homer
491 E Pioneer Avenue
Homer, AK 99603

Michael Gatti, JDO Law
3000 A Street, Suite 300
Anchorage, AK 99503

Rob Dumouchel, City Manager



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Staff Report PI 23-026

TO: Homer Planning Commission
FROM: Julie Engebretsen, Economic Development Manager
DATE: April 19, 2023
SUBJECT: City Planner's Report

National Conference

Rick attended the APA National Planning Convention held in Philadelphia and took some vacation time at the end of the conference. He is scheduled to return to the office April 13th. Julie prepared this meeting packet but Rick will staff the PC meeting on the 19th.

Commission Calendar Item

This month's Calendar item was to review the 2018 Comprehensive Plan, and the Homer Non-Motorized Transportation and Trail Plan (HNMTTP). You can find the plans here: <https://www.cityofhomer-ak.gov/planning/long-range-planning> Note that the upcoming draft Transportation Plan will include the HNMTTP, so don't feel like you need to memorize it! Many of the same concepts will be included in the new plan, which will be released in May.

The 2008 Comprehensive Plan was adopted as a 20-year long range plan, which included extensive public involvement in 2006 and 2007, as well as professional consulting services. Many of the ideas and assumptions in the plan were based on the booming economy of the early 2000's. You may recall 2008 was the beginning of the Great Recession. Within 5-7 years of plan adoption it became apparent that refinement of the plan was necessary based on new economic conditions. The update was completed solely by staff, took three years and included 29 meetings. The 2018 Update was intended as a 10 -year revision of the Plan. Within a short timeframe, we again find ourselves in changed circumstances due to housing and labor shortages. These trends were well underway during the plan update, but accelerated during the pandemic. Council recently voted down funding for a new plan. In the next few years if the port expansion moves forward, that is the type of community change that would trigger the need to take a new look at how the Community will plan for change.

4.10.23 City Council Regular Meeting Tentative Agenda

Ordinance 23-15, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Section 11.20.070 to Specify that a Performance Guaranty is Required for New Subdivisions. City Manager/ Public Works Director. Recommend Introduction March 28, 2023 Public Hearing and Second Reading April 10, 2023. *ADOPTED*

Ordinance 23-16, An Ordinance of the City Council of Homer, Alaska, Amending the FY23 Capital Budget by Accepting and Appropriating a 2023-2025 Alaska Clean Water Actions (ACWA) Grant from the Alaska Department of Environmental Conservation (ADEC) in the Amount of \$153,307 for the Beluga Slough Green Infrastructure Storm Water Treatment System. City Manager/ Public Works Director. Recommend Introduction March 28, 2023 Public Hearing and Second Reading April 10, 2023.

Ordinance 23-16(S) An Ordinance of the City Council of Homer, Alaska Amending the FY23 Capital Budget by Accepting and Appropriating a 2023-2025 Alaska Clean Water Actions (ACWA) Grant from the Alaska Department of Environmental Conservation (ADEC) in the Amount of \$153,307 for the Beluga Slough Green Infrastructure Storm Water Treatment System and Appropriating an Additional \$107,182 in Local Matching Funds, of which \$81,313 is Appropriated from Homer Accelerated Roads and Trails (HART) Roads Fund and \$25,869 from an in-kind Match for Project Management Services. City Manager/Public Works Director
ADOPTED

Ordinance 23-20, An Ordinance of the City Council of Homer, Alaska Appropriating Funds for the Fiscal Years 2024 and 2025 for the General Fund, the Water Fund, the Sewer Fund, the Port/Harbor Fund, and Internal Services Funds. City Manager. Recommend Introduction April 10, 2023, Public Hearing April 27, 2023 and May 8, 2023. 10.B. Ordinance 23-21, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include all Development Commitments made to the City, and that a Final Plat for the City of Homer Shall be an As-Built Survey. Davis/Erickson. Recommend Introduction April 10, 2023 and Refer to Planning Commission, Public Hearing and Second Reading May 22, 2023. *INTRODUCED*

Port Expansion

Resolution 23-037, A Resolution of the City Council of Homer, Alaska Outlining the Expectation of the City Council for Community and Stakeholder Engagement within the Harbor Expansion General Investigation/Feasibility Study. Lord/Aderhold/Davis. *ADOPTED*

Preliminary Plats

Ordinance 23-21, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 22.10.050 to Specify that Preliminary Plats Approved by the City Shall Include all Development Commitments made to the City, and that a Final Plat for the City of Homer Shall be an As-Built Survey. Davis/Erickson. Recommend Introduction April 10, 2023 and Refer to Planning Commission, Public Hearing and Second Reading May 22, 2023. *(staff comment: The public hearing date was shifted – the Commission has additional time. Its more important this work be right than fast. This will be a future agenda item.*

EDC - Vision Statement

The EDC has an annual strategic plan for short, mid and long term goals they as a Commission would like to work on. This year, a goal is: *View economic development through the lens of balancing growth with quality of life.*

Task: Create an EDC Mission statement as a guiding principle for what the EDC does.

Task: Define positive economic development, and what is the role of the EDC is in balancing growth and quality of life.

To that end, the Commission recently adopted a Vision Statement:

“The Economic Development Advisory Commission provides a forum for civic and business engagement on behalf of the City of Homer with the goal of fostering sustainable growth of an economically diverse community while preserving its cultural and natural heritage to maintain a high quality of life.”

They began working on a Mission Statement at their April meeting.

Commissioner Report to Council

4/24/23 _____

Attachments

Commission calendar

**PLANNING COMMISSION
2023 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS/EVENTS
JANUARY	12/14/22 Public Hearing Items 12/16/22 Preliminary Plat Submittals 12/23/22 Regular Agenda Items	01/04/23		Monday, 01/09/23 6:00 p.m.	•
	12/28/22 Public Hearing Items 12/30/22 Prelim Plat Items 01/06/23 Regular Agenda Items	01/18/23		Monday 01/23/23 6:00 p.m.	•
FEBRUARY	01/11/23 Public Hearing Items 01/13/23 Prelim Plat Items 01/20/23 Regular Agenda Items	02/01/23	Highland	Monday 02/13/23 6:00 p.m.	• PC Training on Legislative vs Quasi-Judicial decisions • Developing and Writing Decisions & Findings
	01/25/23 Public Hearing Items 01/27/23 Prelim Plat items 02/03/23 Regular Agenda Items	02/15/23		Monday 02/27/23 6:00 p.m.	•
MARCH	02/08/23 Public Hearing Items 02/10/23 Prelim Plat Items 02/17/23 Regular Agenda Items	03/01/23		Monday 03/13/23 6:00 p.m.	• AK APA Conference • Comp Plan & Title 21 Update, Grading Permit, Homer Housing Event Presentation/Discussion
	02/22/23 Public Hearing Items 02/24/23 Prelim Plat Items 03//23 Regular Agenda Items	03/15/23		Tuesday 03/28/23 6:00 p.m.	• Presentation on Old Town, Transportation Plan Updates and Timeline
APRIL	03/15/23 Public Hearing Items 03/17/23 Prelim Plat Items 03/24/23 Regular Agenda Items	04/05/23		Monday 04/10/23 6:00 p.m.	• HNMTTP Review • Comp Plan Review
	03/29/23 Public Hearing Items 03/31/23 Prelim Plat Items 04/07/23 Regular Agenda Items	04/19/23		Monday 04/24/23 6:00 p.m.	• Amend meeting Schedule to once per month • Amend Public Comment Submittal deadline
MAY	04/12/23 Public Hearing Items 04/14/23 Prelim Plat Items 04/21/23 Regular Agenda Items	05/03/23		Monday 05/08/23 6:00 p.m.	•
	04/26/23 Public Hearing Items 04/28/23 Prelim Plat Items 05/05/23 Regular Agenda Items	05/17/23		Monday 05/22/23 6:00 p.m.	•
JUNE	05/17/23 Public Hearing Items 05/19/23 Prelim Plat Items 05/26/23 Regular Agenda Items	06/07/23		Monday 06/12/23 6:00 p.m.	• Reappointment Applications will be sent out

JUNE	05/31/23 Public Hearing Items 06/02/23 Prelim Plat Items 06/09/23 Regular Agenda Items	06/21/23	Monday 06/26/23 6:00 p.m.	•	
JULY	06/28/23 Public Hearing Items 06/30/23 Prelim Plat Items 07/07/23 Regular Agenda Items	07/19/23	Monday 07/24/23 6:00 p.m.	•	Reappointment Application Due
AUGUST	07/12/23 Public Hearing Items 07/14/23 Prelim Plat Items 07/21/23 Regular Agenda Items	08/02/23	Monday 08/14/23 6:00 p.m.	•	Spit Comp Plan review
	07/26/23 Public Hearing Items 07/28/23 Prelim Plat Items 08/04/23 Regular Agenda Items	08/16/23	Monday 08/28/23 6:00 p.m.	•	Election of Officers Training - City Clerk's Office
SEPTEMBER	08/16/23 Public Hearing Items 08/18/23 Prelim Plat Items 08/25/23 Regular Agenda Items	09/06/23	Monday 09/11/23 6:00 p.m.	•	Capital Improvement Plan
	08/30/23 Public Hearing Items 09/01/23 Prelim Plat Items 09/08/23 Regular Agenda Items	09/20/23	Monday 09/25/23 6:00 p.m.	•	Economic Development Visitor
OCTOBER	09/13/23 Public Hearing Items 09/15/23 Prelim Plat Items 09/22/23 Regular Agenda Items	10/04/23	Monday 10/09/23 6:00 p.m.	•	Floodplain or other Hazard regulation Overview
	09/27/23 Public Hearing Items 09/29/23 Prelim Plat Items 10/06/23 Regular Agenda Items	10/16/23	Monday 10/23/23 6:00 p.m.	•	
NOVEMBER	10/11/23 Public Hearing Items 10/13/23 Prelim Plat Items 10/20/23 Regular Agenda Items	11/01/23	Monday 11/27/23 6:00 p.m.	•	Annual Meeting Schedule Approval
DECEMBER	11/15/23 Public Hearing Items 11/17/23 Prelim Plat Items 11/24/23 Regular Agenda Items	12/06/23	Monday 12/11/23 6:00 p.m.	•	Review Commission Bylaws, Policies and Procedures Town Center Plan Review

*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.



City of Homer

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Planning

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Homer, Alaska 99603

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Staff Report PL 23-027

TO: HOMER PLANNING COMMISSION
FROM: JULIE ENGBRETSSEN, ECONOMIC DEVELOPMENT MANAGER
DATE: APRIL 19, 2023
SUBJECT: BUNNELL'S SUBDIVISION 2023 REPLAT PRELIMINARY PLAT

Introduction

The Commission postponed action at the April 5th meeting, at the request of the applicant. The applicant questioned the requirement of abandoning and relocating water and sewer services and the option for bonding the cost of the relocation.

Analysis

Staff has provided the relevant sections of HCC Title 22.10.040 and 22.10.050 as an attachment. HCC 22.10.040 specifies the circumstances under which improvements are required, and the conditions under which the Commission may grant an exemption. Without an exemption, HCC 22.10.050 Improvement Requirements, General, apply to this subdivision. HCC 22.10.050(a)(3) requires... "Abandonment or relocation of existing water or sewer service lines required due to conflict with new or relocated property lines, as required by the Public Works Department."

Attached to this report is a memorandum from Public Works, outlining the options for completing the work prior to final plat, or entering into an installation agreement.

Staff Recommendation:

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

1. Include a plat note stating "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."
2. Dedicate a 15' drainage easement centered on the creek of Lots 51A and possibly through the north west corner of lot 54A.
3. Dedicate a 15' utility easement fronting the newly dedicated Swatzell Street.
4. There currently exists a water and sewer stub out for lot 51A on the south east property boundary. These services will need to be relocated north as to serve the lot directly and not via an easement.

5. The property owner will need to relocate the services prior to recording the plat, or enter into an installation agreement with the City, in which they will bond the cost of relocating the services in an agreed upon time frame. This will allow the plat to be recorded prior to the work being completed.

Attachments

April 11, 2023 Public Works Memo
HCC Title 22 Subdivisions Excerpt
Staff Report 23-025 with attachments



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum

TO: City of Homer, Planning Commission

Through: Rick Abboud, Planning Director

FROM: Jean Hughes, Public Works Inspector

DATE: April 11, 2023

SUBJECT: Bunnell's Subdivision 2023 Replat, Relocation of Water and Sewer Service requirement

There currently exists a water and sewer stub out on the south east property corner of Lot 51A. As part of the platting process, the lot line relocation of lot 54A is going to require the relocation of the water and sewer stub outs, to service lot 51A directly. "HCC 22.10.050 (a)(3) Abandonment or relocation of existing water or sewer service lines required due to conflict with new or relocated property lines, as required by the Public Works Department."

The property owner has the option to complete the work prior to recording the final plat, or enter into an installation agreement with the City. If the property owner enters into an agreement, they would provide to the City a bond of 110% of the total cost of relocating the services and complete the work in an agreed upon time frame, specified in the agreement. This would allow the final plat to be recorded prior to the relocation of the services.

22.10.040 Applicable and exempted subdivisions.

The standards of this chapter shall apply to all subdivisions in the City of Homer. Exemptions from the requirements of this chapter may be granted concurrent with preliminary plat approval by the Homer Planning Commission under the following conditions:

- a. Resubdivision of existing subdivisions not to exceed three lots, and involving no new dedications of rights-of-way;
- b. Special conditions and circumstances exist which are peculiar to the property involved, and are not generally applicable to other properties in the City. These special conditions cannot be caused by the actions of the applicant;
- c. Financial hardship or inconvenience shall not be considered grounds for granting exception;
- d. Previous exceptions shall not be considered grounds for granting exception. [Ord. 19-32(S) § 4, 2019; Ord. 87-8(S), 1987].

22.10.050 Improvement requirements – General.

a. The Kenai Peninsula Borough shall not release any final plat for a subdivision in the City for filing at the State Recorder's office until the subdivider or developer of the subdivision either enters a subdivision agreement for, or constructs and obtains written City approval of, the following improvements, according to the standards and procedures required under HCC Title 11:

1. Streets in all rights-of-way dedicated by the plat;
2. All other utilities and public improvements to be constructed in the rights-of-way and easements dedicated by the plat, including water, sewer, electric, communications, and gas lines, and applicable means for non-motorized transportation; and
3. Abandonment or relocation of existing water or sewer service lines required due to conflict with new or relocated property lines, as required by the Public Works Department.

b. The Commission may exempt a plat from the provisions of subsection (a) of this section as provided in HCC 22.10.040.

c. The subdivider shall be required to dedicate street rights-of-way according to the standards and specifications of Chapter 11.04 HCC and the City of Homer Design Criteria Manual. The subdivider shall be required to dedicate ROW or easements required to support non-motorized transportation facilities required by HCC 11.04.120. Beyond a minimum of 60 feet, the subdivider may agree to a note attached to said subdivision plat providing sufficient setback to allow future expansion of the right-of-way without removal of improvements. Horizontal alignments are subject to City review; the City may require realignment of streets on proposed plats if the alignments do not conform to Chapter 11.04 HCC and the Design Criteria Manual. Final plat approval shall thus be subject to the approval of horizontal alignments by the City Public Works Engineer.

d. All street, utility main improvements and means for non-motorized transportation to be constructed as part of a subdivision agreement shall be constructed according to the procedures of Chapter 11.20 HCC. The City shall accept no such improvements unless a subdivision agreement is executed prior to construction of such improvements.

e. All streets constructed as part of a subdivision improvement project shall be monumented according to the procedures of Chapter 11.20 HCC (HCC 11.20.090(d)). [Ord. 22-42(S-3) § 2, 2022; Ord. 10-57 §§ 8, 9, 2011; Ord. 87-8(S), 1987].



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Staff Report PL 23-028

TO: HOMER PLANNING COMMISSION
THOROUGH: RICK ABOUD, AICP, CITY PLANNER
FROM: JULIE ENGEBRETSEN, ECONOMIC DEVELOPMENT MANAGER
DATE: APRIL 19, 2023
SUBJECT: PUBLIC COMMENT SUBMITTAL PROCESS AND TIMING

Introduction

The Commission has voiced concern over having enough time to review public comments prior to meetings. Information on the current process is included below, as well as some options.

Analysis

Most of the time, public comments are received before the day of the meeting. If there is a controversial topic, that is when there are more frequent last minute comments and also a stronger likelihood the Commission will continue the item to another meeting. (This is rare).

Current process:

Public Notices are mailed out, and any comments received prior to the packet printing are included in the Commission meeting packet (say 5 pm Thursday). Comments received after packet printing are provided in the supplemental packet, by 4:30 the day of the meeting.

- Written comments can be submitted until 4 pm the day of the meeting.
- If a member of the public wants to provide written comment after the 4 pm deadline, they must bring it to the meeting. The Clerk or staff will make Commission copies prior to the start of the regular meeting.

Not many changes can be made to the above timeline as far as the 4 pm cut off and at the meeting. But there are options for comments received earlier in the week.

1. Staff can forward every comment, or groups of comments, as they are received. This may result in several emails to the Commission between Friday and the meeting day. Staff still provides a supplemental packet for the meeting, but the Commission will have had more time to review comments.
2. Staff can prepare the supplemental packet the day before the meeting, and it will likely contain the majority of comments. A final packet would have any last minute comments, the day of the meeting.

Staff Recommendation

Discuss how and when the Commission would like to receive public comments. The public has the right to submit comments until 4 pm and at the meeting; that is always a possibility. There are choices on how and when the Commission receives comments prior to the meeting day.



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Staff Report PL 23-029

TO: HOMER PLANNING COMMISSION
FROM: JULIE ENGBRETSSEN, ECONOMIC DEVELOPMENT MANAGER
DATE: APRIL 19, 2023
SUBJECT: MEETING SCHEDULE

Introduction

Staff encourages the Planning Commission to consider a one meeting per month schedule, with special meetings and work sessions scheduled when needed. Most communities around the state have monthly Planning Commission meetings. Refer to the chart below for examples of communities that meet once-per-month.

PC meetings per month	
One	Two
Soldotna	Kenai * with cancellations
Seward	Valdez
Palmer	
Wasilla	
Kodiak	
Nome	
Bethel	
Cordova	

HPC Meetings

2022: held 17 regular meetings

2023: 21 meetings scheduled

Analysis

For context, in the mid-2000s, the Commission had a record 32 meetings in one year. During this time, when the Planning Department had four full-time staff members. Larger projects and topics such as box stores, the creation of the Bridge Creek Watershed Protection District, and 40 preliminary plats meant Commission meetings began with work sessions at 5:30 p.m., and ran until 10:00 or 11:00 p.m. on a regular basis. Recruitment for new Commission members became difficult due to the time commitment required. Planning staff had little time outside of writing staff reports and prepping for meetings to work on other Planning department duties—such as enforcement, public and developer education, and training.

Today, the Planning Commission still meets twice-per-month but has substantially less actionable items for review at each meeting. Staff believes that meeting once per month will not be the cause for late-night meetings, and meeting time will still be managed efficiently and effectively.

The Planning department has 2.5 employees with occasional assistance on plats. As development regulations become more complex, City staff finds themselves needing to hire outside expertise or spend more time understanding the complex projects and find solutions. Based on the two meetings per month schedule, staff has five business days to review the Commission's discussion (without minutes, because they take several days to be processed by the City Clerk's office) and write new staff reports.

The opinion of City staff is that if the Commission were to move to a once-per-month meeting schedule, staff time would be better utilized to write quality staff reports and make substantial progress on projects and topics. Staff would have more time to work with hired subject-matter experts and to develop comprehensive staff reports, draft ordinances, and presentations. More meetings do not necessarily make for better regulation or more efficient government; improved staff reports and more productive meetings do. Staff encourages the Commission to reduce their meeting schedule to once a month as the first step to empowering better meetings.

Staff Recommendation

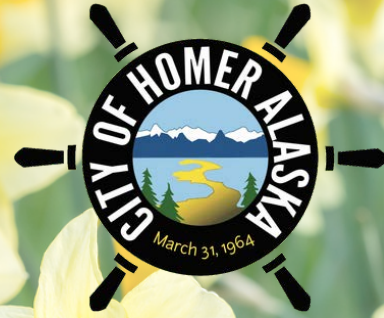
Consider moving Commission meetings to once a month, with special meetings as necessary. If the Commission approves a motion in favor of reducing the meeting schedule, staff can prepare a resolution to amend the meeting schedule, and an ordinance to amend Title 2.

NOTE: The Commission can schedule special meetings at their discretion and/or if the need arises. There would be a once a month deadline for applicants submitting applications for Commission approval.

VOL. II - ISSUE VII | APRIL 2023

CITY OF HOMER

Monthly Newsletter from the office of the City Manager



Greetings from City Hall

Happy Spring everyone! The day after the vernal equinox on March 21st, (a.k.a., the 1st day of Spring), the weather decided winter wasn't over yet and dumped about a foot of snow on most of the Homer area.

This winter reminder was preceded by a 5.4 earthquake and a couple weeks of beautiful blue skies that teased us into thinking spring is on the way, well, Alaskan style anyway.

City to Use Weed-free Gravel

As gardens and trees begin to bloom they remind us of a few invasive species like dandelions, hawkweed and others, that grow around our region. To help mitigate this issue, the City of Homer made the decision to use weed-free gravel for all city projects. Three Homer Soil & Water Conservation District (HSWCD) staff are trained as weed free products inspectors, and three gravel pits received Weed-Free Certification through the Alaska Division of Agriculture's Weed Free Program.

The Weed-Free Certification process ensures gravel used on city projects is free from the most harmful invasive plants. It has also provided the opportunity for HSWCD to engage with pit operators and city officials about plant identification and options for preventing and responding to potential infestations.

For more information on how you can help control terrestrial invasive plants within State and Local right-of-ways and in your community, contact HSWCD at 907-235-8177 or <https://www.homerswcd.org/>.



Common Dandelion
Taraxacum officinale



Orange Hawkweed or Devil's
Paintbrush
Hieracium aurantiacum
F. Asteraceae

WHAT'S NEW?

- Library Events
- Community Corner
- Community Recreation
- Economic Development
- Fire Department
- Police Department
- Port & Harbor
- Public Works
- Public Safety Notes
- Meet the Staff
- Municipal Art Collection
- Stay Connected with City Council
- Join Our Team

We hope you'll discover something new today as we share the latest information and ways you can tap into what's going on at City Hall and in the Homer community.

Check us out on Facebook

- City Hall - @cityofhomerak
- Parks & Recreation - @homerparksandrec
- Homer Public Library - @homerpubliclibrary
- Homer Police - @homerpolice
- Fire Department - @HomerVolFireDept



Share this link with your friends, so they can get the newsletter too - <https://www.cityofhomer-ak.gov/citymanager/monthly-email-newsletter>

"where the land ends and the sea begins"

LIBRARY EVENTS

Art in the Library

April - June: Photography by R.J. Nelson
Enjoy beautiful photos of flowers and nature in the Fireplace Lounge.



Poetry Readings

April 6: Community Poetry Reading,
6-7:30pm

April 21: Reading by local poet, Peter
Kauffman, 6:30-7:30pm

Virtual Author Talks

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



April 4: *Hark! A Vagrant!* by Kate Beaton, 3pm

April 27: *Ordinary Grace* by William Ken Krueger, 4pm

May 3: *Raising Anti-Racist Children* by Britt Hawthorne, 9am

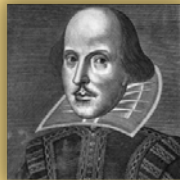
May 10: *Not Funny* by Jena Fiedman, 4pm

2nd Sunday Shakespeare

April 9: *Pericles*

May 14: *Henry VIII*

Friends of the Homer Library, in partnership with Pier One Theatre and Kachemak Bay Campus, invite you to participate in an online reading of a play by William Shakespeare. [Zoom instructions found here.](#)



Lunch with a Council Member

April 11 - Donna Aderhold

Noon - 1pm, Library Meeting Room
Join the conversation with Council Member **Donna Aderhold**. Bring your questions and topics for discussion and enjoy lunch over Zoom. [Follow instructions here.](#)



Check out the complete Line-up of Library programs



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 Easter Egg Hunt

Saturday, April 8, 11am-1pm

Church on the Rock is holding a Community Easter Egg Hunt at Karen Hornaday Park Lawn & Pavilion for an afternoon of family fun.



Sign up! Form a team!
Earn Wellness Points!



7th Annual Free Community Walking Challenge

SAVE THE DATE! ORGANIZE YOUR TEAM!

REGISTRATION OPENS APRIL 10!

May 1st - 28th, 2023

WALK TO WIN: WEEKLY DRAWINGS FOR HOMER BUCKS!

**End-of-challenge CASH PRIZE DRAWINGS - \$100 - \$200 - \$300
\$500, \$300 or \$200 to donate to your team's charity of choice!**

Custom "2023 Homer Steps Up! Winners" T-shirts for your team!

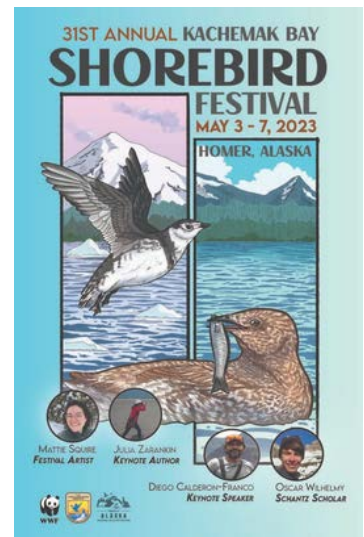
HOMERSTEPSUP.COM

31st Kachemak Bay Shorebird Festival

May 3-7

The Kachemak Bay Shorebird Festival is right around the corner! Bird watchers from all over the world flock to Homer to experience the annual migration of birds along the miles of shoreline and intertidal habitats found here. Homer is a prime location to catch a glimpse of the birds and take part in the educational programs led by the Center for Alaskan Coastal Studies, the Pratt Museum and Park and more.

Online registration is open - Go to kachemakshorebird.org for all things Shorebird Festival!



Community Recreation

Check out these fun and exciting featured programs. To see the entire program list, go to <https://www.cityofhomer-ak.gov/com-rec>



Kids Yoga!

Starting April 5th, Kids ages 5 - 11 can join Joanna, a certified yoga teacher, with certification specializing in kids yoga, for an interactive class with yoga poses, breathing exercises, games and relaxation.

WEDNESDAYS

10:30 -11:30am for Pre-K (ages 4-6)

1:30-2:30pm for Elementary grades 2-5 (ages 6-11)

HERC Activity Room

\$5 per class



Economic Development



Greater Homer Housing Conversation

A collaborative group of community organizations hosted an event on March 25th at the Christian Community Church in Homer. The purpose of the event was to start a discussion on the topic of housing in the community, identify key issues, and discuss potential solutions.

This collaborative effort consists of the following community organizations interested in the topic of housing: Choosing Our Roots; City of Homer; Homer Chamber of Commerce; Kenai Peninsula Economic Development District; Kenai Peninsula Homelessness Coalition; Mobilizing for Action through Planning and Partnerships; and South Peninsula Hospital Foundation. Look for more conversations as the community explores ideas on this important topic and updates at <https://www.cityofhomer-ak.gov/economicdevelopment/housing>

Childcare Meeting with Alaska Department of Health

Julie Engebretsen, Economic Development Manager, and Ryan Foster, Special Projects Coordinator met with staff representing the Childcare Program Office and Healthy and Equitable Communities of the State of Alaska Department of Health, to discuss childcare challenges in Homer. The conversation was focused on the topic of childcare home businesses including the State's streamlined application process, and challenges such as zoning, safety inspections, strong demand for childcare, and the various impacts childcare can have on employment, quality of life, and overall community health.

One of the biggest surprises the state folks found was the lack of information and almost misinformation they were hearing from people about licensing requirements. If you or someone you know is interested in starting a daycare, get information direct from the source! A great contact is Staci Collier, Community Care Licensing Specialist 3 with the State of Alaska. She can be reached at 907-269-4518, or staci.collier@alaska.gov.

HERC Update to Council

The City Council and city staff members *Jan Keiser*, *Mike Illg* and *Julie Engebretsen* had a work session about the HERC buildings on March 20th. The meeting covered four topics:

1. Demolition of HERC 2
2. The need for a business plan
3. How to right-size the new building
4. How to fund construction of a new recreation center

Staff presented ways they plan to accomplish these tasks, and how to best communicate progress to council. Near term next steps include Council approving funding for the last round (hopefully) of hazmat testing for HERC 2, and another work session with Council specifically on the construction budget. Stay tuned for a June or August work session! The other tasks will be worked on over the next year.

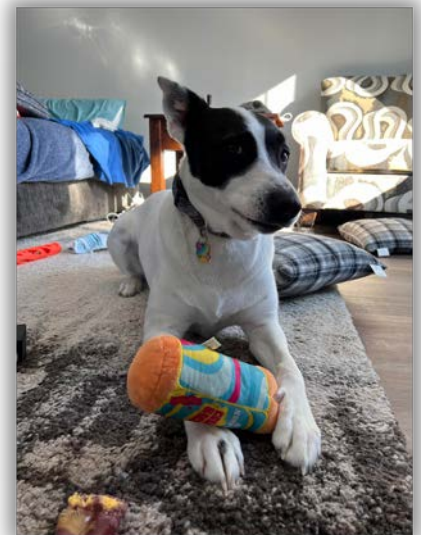


HERC 2 (smaller building)

Homer Animal Shelter 🐾 🐾

It's cat-mania at the animal shelter. Luckily adoptions are picking up after a slow start to the year. 'Kitten season' is also in full effect. Because the shelter has been at capacity for cats, we are working more closely with our amazing rescue partners! Cat Tree and Barkery Kitten Rescue has taken two litters for us. Speaking of rescue partners, we teamed up with Kenai Peninsula Animal Lovers Rescue to host a dog spay and neuter clinic in March. Big success all around.

So far, 2023 has seen its ups and downs when it comes to our community's pets, lost and neglected animals, but we try to focus on the good stuff because it's what keeps us going! At right is a photo of a sweet husky mix named 'Lily'. She was one of our harder-to-adopt canines last fall. Harder to adopt, not because there's anything wrong with her, but because she had A LOT of husky energy! Yet, as we always do, we eventually found her the perfect home and recently received the best update from her new person saying that he was so happy to have her. We love our 'Happy Tails'!



Lily is happy in her new home!

Shelter Director *Jillian Rogers* recently connected with the regional (Pacific Northwest and Alaska) representatives from the ASPCA and they've decided to come to Alaska to conduct a detailed site visit of the Homer Animal Shelter to explore how they can help support the work we do and the education and outreach programs we are currently working on restarting. (Extra programs came to a screeching halt with the pandemic.) We are looking forward to showing off our city facility and chatting with ASPCA reps and vets that are coming for the visit. In addition, we will be attending an upcoming conference, (funding dependent), include a quick trip to Anchorage this spring for the annual Alaska Animal Control Association conference and meeting. Speakers from around the country will be there to talk about all things animal control and give updates in the world of animal welfare.

For the latest information about the Homer Animal Shelter, please go to: <https://www.facebook.com/akmindfulpaws>.



Fire Department



Jaclyn Arndt Completes IDI 350!

Congratulations Jaclyn Arndt! Our in-house athlete has done it again. We are so very proud to say that Jaclyn completed her second year of skiing in the Iditarod Trail Invitational. She said this one was brutal compared to last year due to weather and conditions. 96 racers started with 46 who scratched including some who had to be medevacked. For those of you new to this fine Alaskan sport, every year about 100 people from all over the world walk, ski, or bike the 350-mile portion of the Iditarod from Knik to McGrath, some even continue on to Nome to travel 1000 miles. Conditions like whiteouts, ferociously bitter winds on the river portions of the trail, trail-breaking after snowfalls, and even pouring rain can greatly challenge the contenders. Add in the factor that all your supplies have to be carried with you then flown back on your own dime- well, you can see why we admire Jaclyn!

Her strategy was to ski at night when possible and keep warm while moving. She also gained a reputation for being a champion napper, able to sleep trailside almost anywhere, although not so much in the Farewell Bend. Jaclyn didn't personally see the bison herd that lives in the Farewell Bend, but she did find herself puzzled over what could leave a pile of poop that big on the trail before she remembered them. Another race participant found the herd while on bicycle, in the pitch black, and rode whooping through them probably thinking he was hallucinating.

Another highlight of being out there the full 9 days was that she got to cross paths with a few lead mushers from the Iditarod race who were coming down the trail with their teams. Getting to see the 4-legged athletes in action on the Iditarod is a rare treat! Jaclyn provided entertainment for the mushers as well. One looked at her and asked how long she had been out there- she admits she may have looked a little frayed by the end.



Real Alaska- 30 miles out of Rohn, photo credit to Iditarod Trailbreakers .



Cold day selfie.



Warm day selfie.

Upon returning to Homer, Jaclyn was very grateful for the mound of cookies provided by one HVFD member, and also for her co-workers valiantly covering all the shifts while she finished the race. It takes a team to care for our community, both inside and outside the fire station. As they say, 'it takes a village', and this village was rooting for Jaclyn the whole way!



Nap time on the trail.

!!30th Annual!!

**SATURDAY
MAY 6TH
11AM
UNTIL 2PM**

**SAFE
AND
HEALTHY
KIDS
FAIR**

**HOMER HIGH
SCHOOL**
600 E FAIRVIEW AVE.
**OUTDOOR
EVENT**

BE SAFE, DO GOOD, PASS IT ON!

**FUN
ACTIVITIES!**

**BIKE
GIVE-
AWAYS!**



**BIKE
RODEO**

HOT DOGS!!

**lower parking lot 11AM - 2PM
HELMETS REQUIRED
(available for purchase on-site)**

Contact the Safe & Healthy Kids Fair Committee for more info: safeandhealthykidsfair@gmail.com

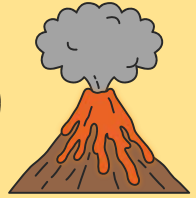
Your Pics

March 11-12 was the **Special Olympic Winter Games** for snowshoeing in Anchorage. It's been a great three months and loved seeing the athletes represent Homer on the podium. Jaclyn Arndt pictured far left with athletes.



LOCAL HAZARD MITIGATION PLAN

VOLCANO



Homer, Alaska is a snapshot away from some of the most spectacular volcanoes located across Cook Inlet. *Redoubt Volcano* dominates the horizon at 10,197 feet and regularly blows off a little steam at its summit located about 50 miles west of Clam Gulch at the mouth of the Kenai River while *Iliamna Volcano* towers 10,016 feet across from Anchor Point. *Augustine Volcano* is 70 miles southwest of Homer on its own island.

The Alaska Volcano Observatory is monitoring these three volcanos for activity. Eruptions have ranged from a cloud of smoke, ash plumes and ash clouds.

- **Augustine:** last active 2006
- **Iliamna:** 1953
- **Redoubt:** 2009, 1990, 1968

Given the proximity of the volcanos and history of these past events, most of the City of Homer could have an ashfall event in the next 10 years (1 in 10 chance of occurring) with a likelihood of ash accumulation of 1-4 inches.

There are three types of volcanic eruptions: Magmatic, Phreatomagmatic and Phreatic. Some volcanoes may exhibit only one type of eruption during an event, while others may have all three!

Other hazards potentially caused by volcanic eruption include:

- Volcanic ashfall
- Lava flows
- Lahars (debris flows)
- Volcanic gas
- Pyroclastic surges or flows
- Volcanic landslides

If you would like to read more about volcanos and the potential hazard of them to Homer, please read Table 3-9 of the **Local Hazard Mitigation Plan**.

Be ready for the next volcanic event:

- **USGS-**www.usgs.gov/programs/VHP/be-ready-next-volcanic-event
- **AK Volcano Observatory -** www.avo.alaska.edu/

Police Department



Parenting in the Digital Age

Lieutenant Ryan Browning has been busy traveling all over the state to spread the word and educate families on today's dangers in the digital age. Children, teens and adults alike are affected by online bullying, exploitation and inappropriate materials that are readily available without filters. Lt. Browning's presentations are candid, inviting and provide a safe place for everyone to talk about these issues. In the last month he has traveled to Soldotna, North Pole, Sitka and has captured broader attention in our effort to help build awareness of this important topic. Look out for more dates to be added.



Parenting in the Digital Age

A Candid Conversation & Presentation with Lt. Ryan Browning, Homer Police Department

Saturday, April 1 at 6-8pm
North Pole Oehring Auditorium

- What are kids seeing & experiencing online?
- How can we help them navigate responsibly & safely?
- You're invited to participate in this open, safe place to talk candidly about what kids are exposed to online.

TEENS-ADULTS-PARENTS & GUARDIANS ONLY

Women's Self Defense Classes Continue

The free self-defense classes for ladies continues to be a popular pass time! What's not to like? You get to toss a cop around and learn how to defend yourself in one place! Join Lt. Ryan Browning along with other HPD officers and State Troopers team up to learn basic and advanced self-defense tactics in a safe environment. Stay tuned to [HPD's Facebook](#) page for dates of the next class.



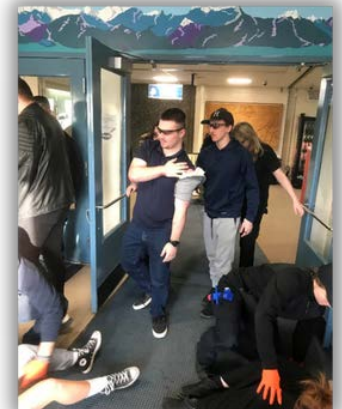
HPD/HVFD Joint Training Exercise

We are always up for a joint training, and this month we had a great one! Homer Police Department and Homer Volunteer Fire Department participated in a training event they held at the Homer Middle School on the March 12th. Along with providers from KESA, we had a great time putting on moulage- that's stage makeup designed to make people look ill or injured- and then had the ambulance standing by for support as police "cleared the building". EMS then came in and supported with patient care as they continued the event. It was a perfect chance for us to review tourniquet use, bleeding control, and situations that we very much hope will never happen. Everyone is looking forward to more trainings together in the future.

-Samantha Cunningham, Assistant EMS Chief



One of the "victims"



Helping people to safety.

Port & Harbor



Float Rehabilitation Project Prep

The Port Maintenance crew received and unloaded a container of materials from Bellingham Marine. These materials will be used for the rehabilitation of some mid-1980s concrete floats, specifically the ends of K thru Q floats. The materials consist mostly of lumber, milled to original specifications and pressure treated, and new galvanized steel hardware.

Bellingham Marine will be sending a technician to Homer this spring for two weeks to oversee the rehabilitation project. We're looking forward to having the floats restored to a safe working order.



Public Works



Water Service Pipe Inventory Project

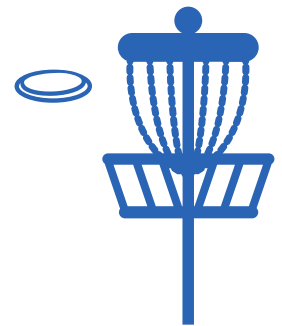
The EPA has recently directed all public water utilities to conduct an inventory of water service pipes and materials, to identify lead piping that might be present in the service lines or household plumbing. This inventory, which is in direct response to the problems in Detroit and other cities where lead materials, present in water plumbing, caused sickness for water customers, must be done by the end of 2024. Homer has over 2,000 individual water service connections, all of which must be inventoried.

Homer's water utility workers are developing a strategy for complying with the inventory requirements in a timely manner. We will be reaching out to our water customers as time goes by to collect the necessary information.



Temporary Disc Golf at Karen Hornaday Park

With the closure of the Hornaday Park Campground this year, the Homer Disc Golf Association has suggested the installation of a 9-hole temporary disc golf course in that area. The City plans to purchase the equipment (~\$6,000) and the Homer Disc Golf Association has offered to help install and maintain the temporary course. We are enthusiastic about this temporary use because it will ensure that there is activity appropriate use in the campground area this summer while camping is shut down. This proposed use was unanimously supported by the Parks, Art, Recreation and Culture Commission and can be supported by existing Public Works operating funds for park equipment.

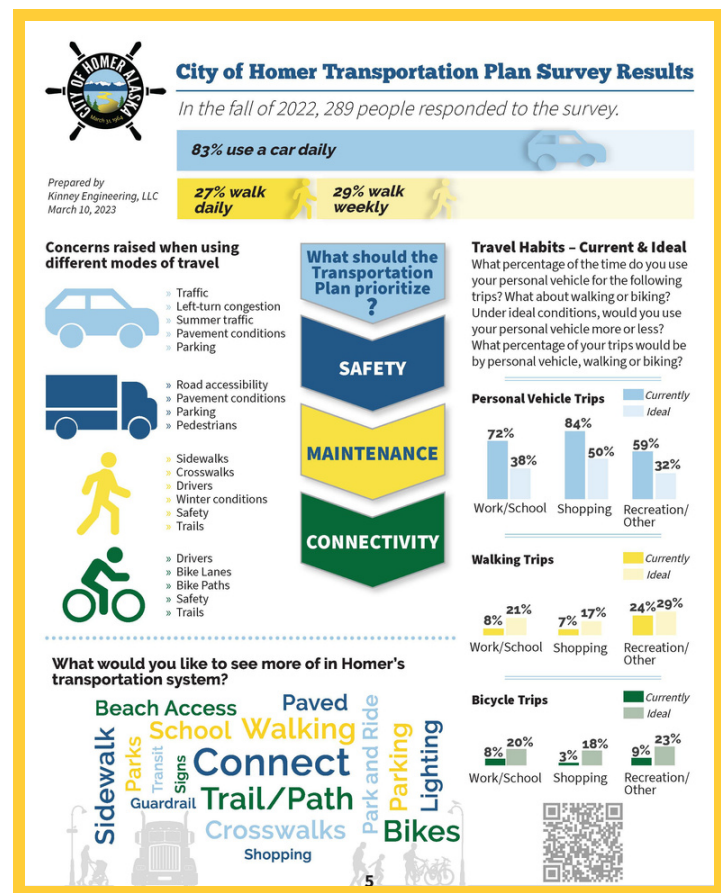


Transportation Plan Survey Results are Here

Kinney Engineering, LLC and City of Homer staff hosted several community forums and outreach events this past fall as a part of the Master Transportation Plan update process. Valuable information was gathered from the survey in which 289 people responded as illustrated in the infographic at the right. Travel habits, both current and ideal were explored for personal vehicle trips, walking trips and bicycle trips. Concerns raised when using different modes of travel revealed helpful insights; and participants were asked what they would like to see more of in Homer's transportation system.

Goals and objectives were also identified through input from the public and city staff. The goals describe the fundamental outcomes of the Master Transportation Plan, while the objectives are more specific and measurable outcomes that support the goals.

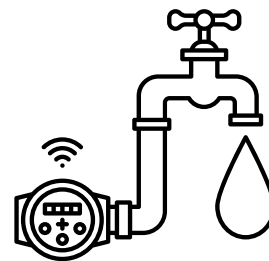
The planning effort to develop an updated Comprehensive Plan for the City of Homer has recently started. The goals and objectives in this Transportation Plan support the Comprehensive Plan goals.



To read the complete Goals and Objectives for the Master Transportation Plan, go to: https://www.cityofhomer-k.gov/sites/default/files/fileattachments/public_works/page/76454/goals-objectives_transportation_plan.pdf

Water Meter Swap

The City of Homer utilities team at Public Works will be calling on existing water meter customers to update their water meters. Over the next few weeks, you will be contacted to make an appointment with the Public Works Utility team to change out your meter. These new meters offer more accurate readings and integrate with our billing system.



Artist David Pettibone with model Ken Castner.

Mayor Ken Castner modeled for the Ptarmigan Arts Visual Arts Scholarship fundraising event on March 25. Artist David Pettibone traveled from Anchorage to participate in the 'Ready, Set, Art!' event. Artists had one hour to create an art piece to be auctioned off at Grace Ridge Brewing Inc. that evening. What a great way to support local arts!



HVFD friendly reminder to help clear the snow away from your hydrants. Pictured above: Firefighter/EMT Lowe hard at work

PUBLIC SAFETY NOTES

"Public Safety" covers a lot of areas - from health and wellness to fire safety, safe driving practices and winter tips for safe travel. Don't forget our pets too! Each month we strive to provide relevant information to help you live well and stay healthy. If you have a tip to share, please let us know - email us.

KIDS DON'T FLOAT

Kids Don't Float (KDF) is a statewide injury prevention program that was developed to address Alaska's high child and youth drowning rate. In a collaborative effort between several state and federal agencies, organizations and local grass-roots sponsors, Kids Don't Float now includes a [life jacket loaner board](#) component and an [educational component](#).

Kids Don't Float began in Homer, Alaska, in early 1996. The Homer Volunteer Fire Department, with a grant from the Alaska Department of Health and Social Services, collaborated with Homer Safe Kids, the U.S. Coast Guard Auxiliary, and the Homer School District to establish 15 life jacket loaner stations in communities around Kachemak Bay. The stations, or "loaner boards," display life jackets that can be borrowed at no cost and returned after use. The public response was so positive that, in November of the same year, the Alaska Department of Health and Social Services Section of Community Health and EMS, the U.S. Coast Guard District 17 Recreational Boating Safety Program, and Alaska Safe Kids partnered on an expansion. In 2000, the newly established State Office of Boating Safety joined the partnership.





Our Sister City relationship with Teshio, Hokkaido in Japan will mark its 40th anniversary in 2024. Homer and Teshio have continued their relationship through a variety of programs. Last fall, the Japanese International Exchange Programs resumed Japanese classes and online exchange sessions to connect students in Homer's after school program and three schools in Teshio, Japan: Taishi High School in Hyogo; Teshio Junior High and High School in Hokkaido. Seven sessions allowed students to talk about school, their towns, and what life is like in both cities to gain an understanding our different cultures and recognize what we all have in common.

Students in the Japanese class from Paul Banks Elementary School wrote letters to students at Wakamiya Elementary School, Hyogo, in the south west of Japan. The principal of the school put this exchange event on their school website to share with parents and students in Japan. Students in the Japanese class from West Homer Elementary School had the opportunity to have pen pals with Taishi High School, Hyogo and Teshio Junior High School students in Hokkaido, in the northern part of Japan. The Hokkaido News featured these events in their newspaper.

Students in Homer's Japanese classes were invited to Homer's City Council Meeting last October. Students introduced themselves in Japanese and greeted Mayor Ken Castner, the City Council members, and the audience in Japanese. They had a wonderful experience and did a great job!

Another amazing connection with our Sister City in Teshio is when six elementary schools in Homer and Anchor Point participated in a project called **"Friendship without Boundaries,"**

which emphasizes living in harmony and developing true friendships. The project involved painting 1,000 - 22" x 22" canvas panels that were made into banners. Banner materials were donated by NOMAR and Homer Rotary Club. In 2019, the banners were hung in the Homer High School commons area and in the auditorium the night of the Peace Concert led by Mark Robinson and Kyle Schnieder. The conductors then took two of the banners to display during their concert trip to France and Belgium. Another one of the peace banners was mailed to Teshio Junior High School along with letters from class members, West Homer Principal, Mayor Ken Castner and Homer Rotary Club with translations by the Japanese International Exchange. Homer Rotary Club mailed gifts which included pictures and postcards by Gary Lyon, Homer artist.

Japanese International Exchange has been developing relationships with other cities in Japan as well. Please contact **Megumi Beams**, Sister City Liaison/ Interpreter & Japanese International Exchange Coordinator/ Instructor, at morikawabeams@aol.com if you are interested in these programs or have any questions. Please also visit Japanese International Exchange on Facebook.



Teshio students (above) and Homer students (below) with their banners.



Welcome

ABOARD

Let's give a warm Homer welcome to the newest recruits! We are happy to have you as part of our team and wish you the best in your new ventures.

- **Matthew Hudson**, Firefighter/EMT1
- **Dexter Lowe**, Firefighter/EMT1
- **Mike Swoboda**, PW Utilities Technician
- **Kane Graham**, HPD - Jailer, part-time
- **Bill Jirsa**, Chief Technology Officer

IT Division: Fully Staffed

After a long period of transition, the City IT division is back up to full strength! Just in the past year, *Tomasz Sulczynski* has taken the position of Network Administrator, *Matt Dominguez* has come onboard as the IT Support Specialist, and in March we welcome *Bill Jirsa* in the role of Chief Technology Officer. Tom has been with the City for fifteen years and is familiar to many Homer residents, not only because of his work with City IT, but through his past job providing wireless internet service to local area residents and businesses and his present support for community events like Salmonfest and Tech Help in the library. Matt joins us from Phoenix, where he worked on a huge array of technologies for a gigantic school district. Bill has worked most recently for Polar Field Services in Colorado after 14 seasons at McMurdo Station in Antarctica. We look forward to tackling a variety of pending projects all over town!

March Anniversaries

We would like to recognize City staff members with anniversaries this month. Thank you for the dedication, commitment and service you've provided the City and taxpayers of Homer over the years. You all are an integral part of what makes the City of Homer a great place to work and the community.

Matt Clarke	Port	22 Years
Elton Anderson	Port	17 Years
Renee Krause	Clerks	16 Years
Mike Parish	Public Works	9 Years
Angie Kalugin	Finance	8 Years
Elizabeth Walton	Finance	6 Years
Kurt Read	Port	6 Years
Matt Smith	Library	5 Years
Matt Steffy	Public Works	5 Years
Mike Pettit	Public Works	4 Years
Jan Keiser	Public Works	3 Years
Amber Baldus	Fire	1 Year

The City of Homer has current Job Openings!

Sign up for Job Alerts or Apply Online at:
cityofhomerak.applicantpro.com/jobs

Meet the Staff



This section is to highlight staff, their achievements, promotions, retirements, departures and new hires to the City's workforce.

Departures & Transitions

The City Manager's office is saying farewell to **Christine Drais** as she relocates to South Carolina in April. Christine served as Assistant to the City Manager since 2021 and has been a bright spot in City Hall. She will be working remotely to support **Bella Vaz** in her transition to the role from her position as Associate Planner in the Planning Department. We wish both of them the best of luck in their new endeavors.

Matt Steffy is upping the game for Homer parks! Matt has transferred into the Economic Development Division with the goal of expanding Homer's park planning, grant capacity and community partnerships. A crew of seasonal maintenance workers will still be utilized to keep parks looking great, but Matt will be freed up from day to day operations.

As Homer's park usage and summer tourism has grown, long term planning for these gems has become more important than ever. Economic Development and Homer's quality of life go hand in hand. The City is fortunate to have his skills to tackle the challenges of increased park usage, the need for forward thinking in how park dollars are spent, and finding grants to make projects happen. Congratulations Matt!

Paul Raymond, Public Works Lead Equipment Operator, retired and **Mike Gilbert** was promoted to this lead position. Congratulations to them both!

Your Pics



"Can't a girl have a snack?" Little Miss Moose was enjoying the sunshine and warm grass on Sterling Hwy. Photo by Christine Drais.

City of Homer Roster

Rob Dumouchel, City Manager
Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration
Andrea Browning, Personnel Director
Rick Abboud, City Planner
Mark Robl, Chief of Police
Mark Kirko, Fire Chief
Bryan Hawkins, Port Director/Harbormaster
Elizabeth Walton, Finance Director
Jan Keiser, Public Works Director/City Engineer
Dave Berry, Library and IT Director
Mike Illg, Community Recreation Manager
Julie Engebretsen, Economic Development Manager

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)
Jason Davis (2025)
Shelley Erickson (2024)
Storm P. Hansen-Cavasos (2025)
Rachel Lord (2023)
Caroline Venuti (2023)

Commissions & 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

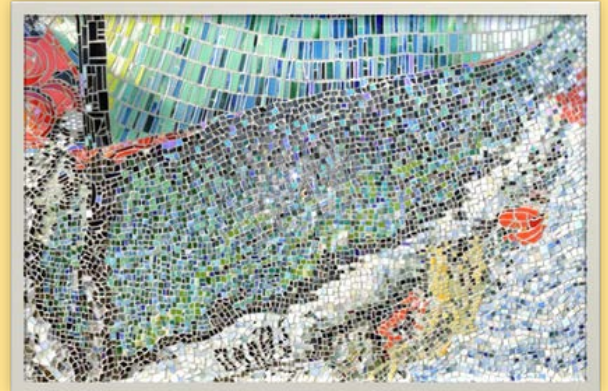
MUNICIPAL ART COLLECTION

Learn more about the municipal art collection at:

<https://www.cityofhomer-ak.gov/prac/city-homer-municipal-art-collection>



The beautiful glass mosaics at End of the Road Park by artist **Sheila Wyne**, *Escher's Stair Reflection Series*, (above) and *Danny J Reflection Series* (below) are 66" x 40" and were acquired in 2014 through the City of Homer 1% for the Arts program.



STAY CONNECTED TO CITY COUNCIL

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

UPCOMING MEETINGS

April

- | | | |
|----|---------|--|
| 5 | 5:30pm | Planning Commission Worksession |
| | 6:30pm | Planning Commission Regular Meeting |
| 10 | 5:00pm | City Council Committee of the Whole |
| | 6:00pm | City Council Regular Meeting |
| 11 | 6:00pm | Economic Development Advisory Commission Regular Meeting |
| 13 | 5:00pm | ADA Advisory Board Regular Meeting |
| 18 | 5:30pm | Library Advisory Board Regular Meeting |
| 19 | 5:30pm | Planning Commission Worksession |
| | 6:30pm | Planning Commission Regular Meeting |
| 20 | 5:30pm | Parks, Art, Recreation & Culture Advisory Commission Regular Meeting |
| 24 | 5:00pm | City Council Committee of the Whole |
| | 6:00pm | City Council Regular Meeting |
| 26 | 4:00 pm | Port & Harbor Advisory Commission Regular Meeting |

JOIN OUR TEAM

The City of Homer has current Job Openings.

Sign up for Job Alerts or Apply Online at:

cityofhomerak.applicantpro.com/jobs

CURRENT JOB LISTINGS

- Firefighter/EMT I, II or III, Full-time
- Port & Harbor Administrative Assistant, Full-time
- Mechanic I or II, Full-time
- Treatment Maintenance Technician I or II, Full-time
- Temporary/Seasonal Harbor Assistant I
- Temporary/Seasonal Parking Enforcement Aide
- Temporary/Seasonal Parks Technician



City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603

907-235-8121

www.cityofhomer-ak.gov



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: April 5, 2023
SUBJECT: City Manager's Report for April 10, 2023 Council Meeting

Army Corps General Investigation Contract Has Been Signed

At our last meeting, Council adopted Resolution 23-026 authorizing the City Manager to negotiate and execute the appropriate documents to officially enter into an agreement with the US Army Corps of Engineers for the Homer Harbor Expansion's general investigation. Colonel Delarosa, who has been a regular visitor to Homer during his tour in Alaska, visited the harbormaster's office later that same week to sign the contract for the Army Corps. After many years of working towards this point, we are very excited to actually start the study with the Army Corps and see where the process takes us.

Tsunami Operations Workshop

Chief Kirko and I attended a two and a half day Tsunami Operations Workshop in Kodiak. The event was sponsored by a National Tsunami Hazard Mitigation Program grant and all costs incurred by the Chief and I were covered by a Federal grant to the State of Alaska. The workshop included lectures and tabletop exercises with representatives from the Alaska Department of Homeland Security & Emergency Management, the Alaska Division of Geological & Geophysical Surveys, the University of Alaska Geophysical Institute, the NOAA National Tsunami Warning Center, the National Weather Service, American Red Cross of Alaska, and US Coast Guard Sector Anchorage. It was a lot of information to digest, but I appreciated having an opportunity to focus on tsunami response and mitigation topics with a wide cross section of Alaska communities from "big" cities like Homer down to smaller cities like Achik.

Update on State and Federal Grants

At the last meeting there was a request for an update regarding grant applications. We didn't have enough time to turn that interest into a work session, but we have been able to produce a matrix that gives an easy to digest overview of the various programs in motion and how we are interfacing with them. The matrix also includes State of Alaska CAPSIS requests and community directed spending (CDS – the federal earmark replacement). Projects associated with CDS requests were built to fit existing City interests into the programs available for CDS per Senator Murkowski's and Representative Peltola's offices.

Lt. Browning to Present to Alaska House Judiciary Committee

At the request of Representative Vance, Lieutenant Ryan Browning will be giving his Parenting in the Digital Age presentation to the House Judiciary Committee on April 10th. His presentation is a very candid and honest look at what social media is doing to our kids. Out of 1870 Alaskan high school aged teens, 48% of the girls

reported serious depression, 33% reported having had serious thoughts of suicide and 27% had an actual plan to kill themselves. Lt. Browning put this presentation together after investigating a sexting case with an 18 year old and much younger girls, then had a teen suicide call a few weeks after that. It's for parents to talk to their kids and WHY that is so important. Lt. Browning talks a lot about bullying, and what Instagram is doing to our youth. Some things parents need to look for when there's an issue creeping up in their kid and more than anything – it's an eye opening view for parents into what their kids are experiencing online.

Community Jails Funding

Last year Homer, along with other local governments that are home to community jails, lobbied the State Legislature for increased funding for the community jails program. Those efforts were successful and resulted in an increase for all jails. Since that time, the State has not been paying at the correct rate for FY23 and the Department of Corrections (DOC) has identified and is correcting this issue. We expect the DOC to issue a payment of \$134,904 to make up for the underpayments.

Collaborative Housing Event a Success

On Saturday, March 25, Special Projects Coordinator Ryan Foster and City Planner Rick Abboud, along with a wide coalition of community groups hosted the Greater Homer Housing Conversation at the Christian Community Church. Approximately 100 attendees gathered to discuss housing challenges and working solutions to help bring about more housing options in the community. A report on the findings of the event will be available in April and members of the organizing coalition anticipate providing a presentation on the report to the City Council. Additional information can be found at <https://ddaalaska.com/homer-housing-solutions/>.

Climate Change Workshop to Feature Homer Speakers

On April 11-12, Special Projects Coordinator Ryan Foster will be attending and presenting at the People on the Move in a Changing Climate Workshop hosted by the Alaska Sea Grant. Funded by the National Science Foundation (NSF), People on the Move in a Changing Climate (PEMOCC) is a Sea Grant-led Research Coordination Network that fosters collaboration among diverse experts and stakeholders to address research needs related to climate-induced human mobility, its socioeconomic consequences, and its role in building resilience and adaptation to the impacts of climate change in US coastal and Great Lakes regions. Additional information can be found at Alaska Sea Grant: <https://alaskaseagrant.org/event/people-on-the-move-in-a-changing-climate/>.

Cybersecurity Training

Over the last 10 days, members of the IT team visited work sites across the City to conduct a review of basic cybersecurity tips with City employees. The goal was to refresh staff awareness of the importance of the following topics: General overview of cyber threats to municipal governments; Best practices for password hygiene, including how to create memorable and strong passwords and how to determine if your passwords have been hacked; How to scan attachments for malware; How to lock your screen to prevent access to unattended computers; Precautions to use with external media (USB drives, etc). In general, staff has demonstrated a strong understanding of the importance of the users' role in defending our information technology against cyber threats, as well as a putting to use previous training in specific techniques. We would like to extend this training to Council at a future date.

Pratt Improvements

Economic Development Manager Julie Engebretsen attended the Pratt Museum and Park charrette on Wednesday, March 29th. Landscape Architect Peter Briggs of Corvus Design is working with the Pratt as part of an Economic Development Administration grant to explore options to make ADA improvements to parts of

the trail system, to create an outdoor education and community gathering space, and to better connect the Pratt to Pioneer Ave and downtown Homer's walkable network. The charrette included a walk in the woods, and an opportunity to comment on storyboards. Corvus Design is the same firm that created the City's Wayfinding and Streetscape Plan. It's exciting to see collaboration between the Pratt and the City toward the common goal of a walkable, engaging downtown area.

Homer Little League MOU Update

Economic Development staff have been busy working with Homer Little League on an updated MOU for the ballfields at Hornaday Park. The draft MOU and a resolution will be presented at the next Council meeting for review and approval. Little League begins in early May, depending on when the fields are dry.

Thank You to Drawdown Volunteers

The "Drawdown Baggers" bagged another 30 sandbags on April 1st for a season total of 506 sand bags! Over the last few months, volunteers gathered at Public Works every Saturday at noon, for an hour of sand bagging. The bags are used by parks staff to spread sand by hand for winter trail maintenance where the toolcat can't navigate. Having pre-bagged sand saves a lot of time and effort for staff. Parks Planner Matt Steffy is also working with Homer Drawdown volunteers to plan summer trail projects that will increase the number of trails that can be maintained in the winter by machine, rather than by hand. The Small Works Trail Program will cover material expenses for the upgrades, with the help of hardy trail volunteers for construction. One of the trails planned for an upgrade is East Fairview Ave, from Kachemak Way to Heath Street. This trail is heavily used by high school students walking to school.

Attachment:

State and Federal Grant update to Council



City of Homer

www.cityofhomer-ak.gov

Administration

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor and City Council
FROM: Jenny Carroll, Special Projects and Communications Coordinator
THROUGH: Rob Dumouchel, City Manager
DATE: April 4, 2023
SUBJECT: Update on Federal and State grant applications

This is an informational memo to provide an update on Federal and State grant applications submitted or in process in support of City of Homer projects.

Federal/State Grant Application Update

4/3/23

FY23

Project Supported	TPC	Grant Fund	Grant Funds Req	Match/Local Cost	Status	Notes
Slope Stability-Erosion Mitigation Program						
Kachemak Drive Peatland Water Quality Improvement (Kahcemak Sponge)	\$4,388,791	NOAA Habitat Conservation KBNERSS led/City partner	\$ 1,188,275.00 (land acquisition)	\$ 418,000.00 (land acquisition)	Award pending	Awaiting notification/entering into sub-grant agreement. Grant is for peatland acquisition
		Congressionally Designated Spending Request #1 of 4	\$ 1,890,000.00 (water works)	\$ 892,516.00 (water works)	Submitted 3/17/2023	To Sen Murkowski & Represenative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HART funds
		State of AK CAPSIS	\$ 2,744,994.00		Submitted 2/14/2023	State capital funding very unlikely in the State's FY24 budget
Beluga Slough Stormwater Treatment System	\$ 690,000.00	Alaska Clean Water Actions	\$ 153,307.00	\$ 107,182.00	Submitted 11/9/2022 Awarded 3/1/2023	Grant agreement Ord before City Council City costs in-kind + elibgle for funds from ADEC Clean Water Revolving Loan Fund
		State of AK CAPSIS	\$ 502,604.00		Submitted 2/14/2023	State capital funding very unlikely in the State's FY24 budget
Transportation						
Transportation Planning	\$ 960,000.00	Safe Streets For All KPB Applic/City partner	\$ 960,000.00	\$ 23,000.00 (in-kind)	Award announced	Application approved Reso 22-063
Non-Motorized Trans Network (REACH Project)	\$ 1,500,000.00	Fed RAISE Planning Grant	\$ 1,500,000.00	\$ -	Submitted 2/28/2023 Awaiting decision	HDR application support Reso 22-087 approved Project support Reso 23-012 approved Start date July '23/End date June '25 RAISE Constr Grant possible Feb '25
Homer All-Ages & Abilities Pedestrian Pathway	\$ 3,900,000.00	State of AK Transportation Alternatives (TAP)	\$ 3,432,000.00	\$ 468,000.00	Submitted 2/15/2023 Awaiting DOT cost estimate	HAPP sections in PW's 5-year road plan Project support Reso 23-011 approved Award announce May '23; end date June '25
Main Street Rehab/ Sidewalk South	\$ 4,200,000.00	State of AK Community Transportation Program (CTP)	\$ 3,696,000.00	\$ 504,000.00	Submitted 2/15/2023 Awaiting DOT cost estimate	Main St in 7-10 year horizon in PW Road Plan Project support Reso 23-011 approved Award announce May '23; end date June '25 (\$500,000 set aside in HART for grant matching)
Homer Float Systems						
Float Systems 4 & 1 Replace		Fed Port Infrastructure Development Projects (PIDP)	\$ 32,800,000.00	\$ 8,200,000.00 (20% min match)	Application in progress Due date 4/28/2023	HDR application support Ord 23-12 aprproved Project support Reso to Council 4/24/2023 Could apply for PIDP '24 if '23 unsuccessful
		Municipal Harbor Grant	\$ 5,000,000.00	\$ 5,000,000.00	No action yet due in August 2023	If funded, leverages State match to lower City match
		Denali Commission Grant			Application not begun Due date 4/14/23	Can be used as non-Federal Match May not be competitive - \$1M max award
Building Code Development	\$ 587,500.00	State BRIC Sub-Grant (Building Resilient Infrastructure & Communities)	\$ 470,000.00	\$ 117,500.00 (covered by State of Alaska)	Submitted 12/21/2022 Awaiting decision	Council Approved application Reso 22-086 As a sub-applic State covers local match
Parks & Recreation						
Multi-Use Community Center	\$ 350,000.00	State of AK CAPSIS	\$ 350,000.00 (planning)	-	Submitted 2/14/2023 Awaiting decision	State capital funding very unlikely in the State's FY24 budget
Bayview Park Renovations	\$69,919 to \$79,919	State of AK Healthy & Equitable Community	\$ 70,000.00 (approximately)	Cost est. pending from PW director	Application in progress Due date 4/25/2023	Support Resolution on 4/10/23 CC agenda
Utilities - Infrastructure Resilience						
Drinking Water Resiliency (A-Frame Water Transmission & 250,000 gallon water tank)	\$ 2,852,253.00	Congressionally Designated Spending Request #2 of 4	\$ 1,931,090.00	\$ 921,163.00	Submitted 3/17/2023	To Sen Murkowski & Represenative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HAWSP
A-Frame Water Transmission	\$ 804,029.00	State of AK CAPSIS	\$ 643,274.00	\$ 160,818.00	Submitted 3/14/2023	State capital funding very unlikely in the State's FY24 budget
Beluga Lift Station	\$ 2,937,353.00	Congressionally Designated Spending Request #3 of 4	\$ 2,000,000.00	\$ 937,353.00	Submitted 3/17/2023	To Sen Murkowski & Represenative Peltola City costs eligible for funds from ADEC Clean Water Revolving Loan Fund & HAWSP
Spit Road Erosion Mitigation (USACE General Investigation)	\$ 3,000,000.00	Congressionally Designated Spending Request #4 of 4	\$ 1,500,000.00	-	Submitted 3/17/2023	To Sen Murkowski & Represenative Peltola Match funds potential from State PROTECT grant (unknown)
Raw Water Transmission Main		FEMA Disaster Mitigation	\$ 1,988,650.00	-	Submitted 1/32/2020	Responding to FEMA requests for information



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Memorandum

Agenda Changes/Supplemental Packet

TO: PLANNING COMMISSION
FROM: RENEE KRAUSE, DEPUTY CITY CLERK II
DATE: APRIL 19, 2023
SUBJECT: SUPPLEMENTAL

10. PENDING BUSINESS

10. A. Bunnell's Subdivision 2023 Replat Preliminary Plat
Memorandum PL 23-025

Page 2

12. INFORMATIONAL MATERIALS

12. C. Homer: Guiding Growth
Community Meeting Announcement

Page 14



City of Homer

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Planning

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Staff Report 23-025

TO: Homer Planning Commission
FROM: Julie Engebretsen, Economic Development Manager
THROUGH: Rick Abboud, AICP, City Planner
DATE: 4/5/2023
SUBJECT: Bunnell Subdivision 2023 Replat Preliminary Plat

Requested Action: Approval of a preliminary plat to shift a common lot line and dedicate a portion of Swatzell Street.

General Information:

Applicants:	John & Candace Hendrix 2000 Atwood Dr Anchorage, AK 99517	Susan Malone PO Box 2415 Homer, AK 99603	Ability Surveys 152 Dehel Ave. Homer, AK 99603
Location:	Near corner of W. Pioneer and Main St, west of the Movie Theater		
Parcel ID:	17514223, 17514218		
Size of Existing Lot(s):	0.36, 0.89		
Size of Proposed Lots(s):	1.25 acres		
Zoning Designation:	Central Business District and Medical District		
Existing Land Use:	Mixed use office building (Hillas Building), parking lot, and vacant lot		
Surrounding Land Use:	North: Vacant/Residential South: Commercial restaurant, salon, East: Movie Theater West: Four small commercial structures, including restaurant and offices, Church		
Comprehensive Plan:	Chapter 4 Goal 1 Implementation item 1-D-4: Encourage a concentrated development pattern to reduce the need for vehicle trips and encourage non-motorized transportation.		
Wetland Status:	No mapped wetlands but there is a drainage; see discussion.		
Flood Plain Status:	Zone D, flood hazards undetermined.		
BCWPD:	Not within the Bridge Creek Watershed Protection District.		
Utilities:	City water and sewer are available		

Public Notice:	Notice was sent to 32 property owners of 49 parcels as shown on the KPB tax assessor rolls.
----------------	---

Analysis: This subdivision is within the Central Business District (southern lot) and Medical District (northern lot). This plat shifts the common lot line between the two lots. The southern lot contains the two story mixed use Hillas Building, and the land behind the building is used for parking. This plat allows the Hillas Building owner to purchase the parking area from the adjacent land owner. A half right of way will also be dedicated along Swatzell Street.

Drainage

There is a drainage that runs from the north to the east, flowing along the back side of the parking lot, then south to Pioneer Ave between the Twisted Goat Restaurant and the octagon building. (See Attachments) The City acquired a 15-foot drainage easement centered on the creek during a recent platting action to the north. The City is requesting a continuation of this easement on the lots within this subdivision.

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: Dedicate a 15-foot utility easement along the newly dedicated Swatzel Street.

- 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.

- 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 requests from Public Works.

- 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: Dedicate a 15-foot utility easement centered on the drainage. This continues the drainage easement from the north.

- 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 meets these requirements.

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

Staff Response: The plat meets these requirements.

- 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. Information is on file with the Public Works Department.

- 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.

- 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. Contours are shown.

- 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. There will need to be a drainage easement that continues from Lot 50-A.
2. Dedicate a 15' drainage easement centered on the creek of Lots 51A and possibly through the north west corner of lot 54A.
3. Dedicate a 15' utility easement fronting the newly dedicated Swatzell Street.
4. There currently exists a water and sewer stub out for lot 51A on the south east property boundary. These services will need to be relocated north as to serve the lot directly and not via an easement.
5. The property owner will need to relocate the services prior to recording the plat, or enter into an installation agreement with the City, in which they will bond the cost of relocating the services in an agreed upon time frame. This will allow the plat to be recorded prior to the work being completed.

Staff Recommendation:

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

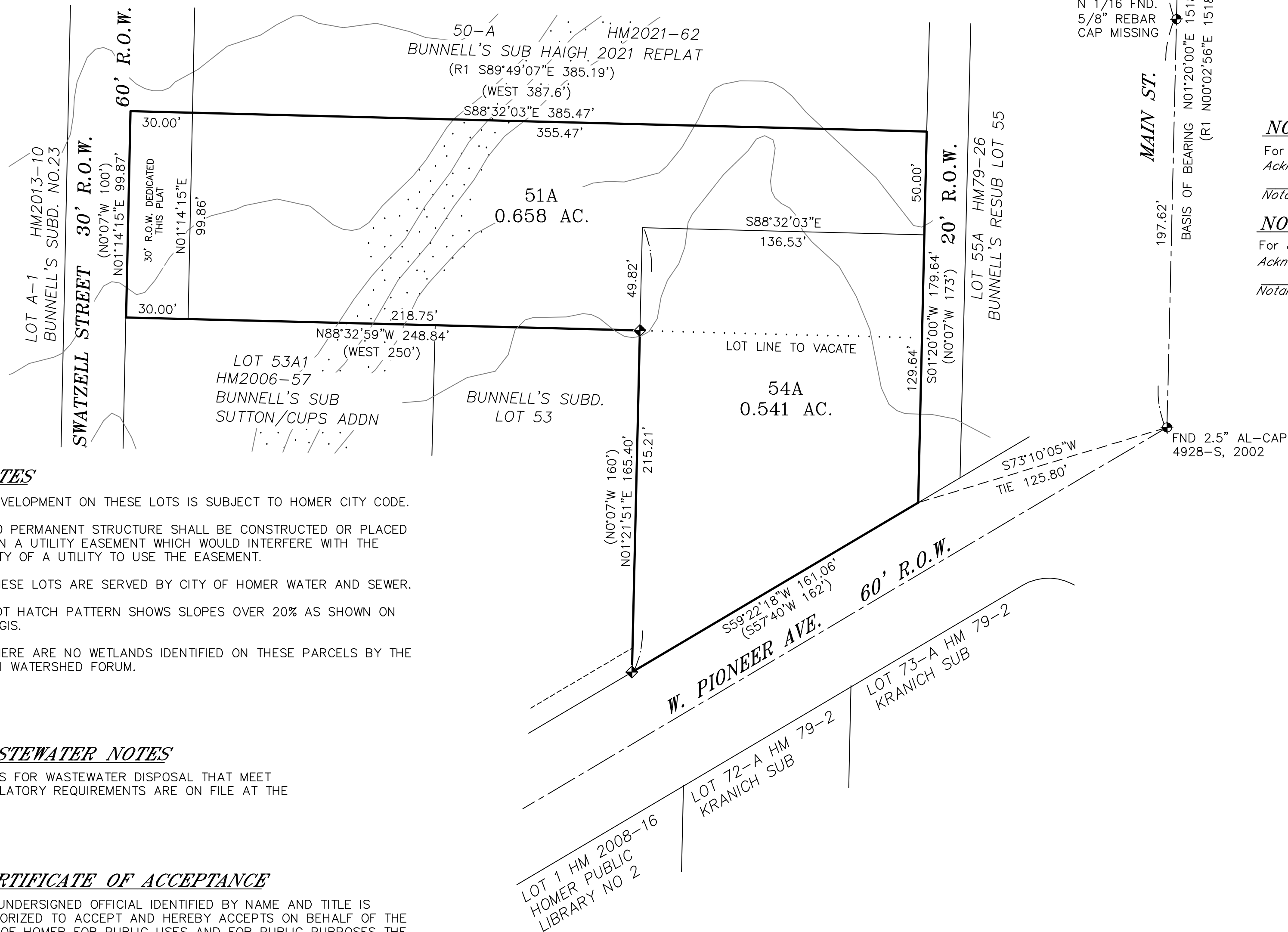
1. Include a plat note stating "Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits."
2. Dedicate a 15' drainage easement centered on the creek of Lots 51A and possibly through the north west corner of lot 54A.
3. There currently exists a water and sewer stub out for lot 51A on the south east property boundary. These services will need to be relocated north as to serve the lot directly and not via an easement.
4. The property owner will need to relocate the services prior to recording the plat, or enter into an installation agreement with the City, in which they will bond the cost of relocating the services in an agreed upon time frame. This will allow the plat to be recorded prior to the work being completed.

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Public Notice
4. Aerial Map
5. Drainage Map

LEGEND

- ◆ FOUND MONUMENT AS DESCRIBED
- ◆ FOUND 5/8" REBAR
- () RECORD DATA PER HM44-49
- (R1) RECORD DATA PER HM2021-62



NOTES

1. DEVELOPMENT ON THESE LOTS IS SUBJECT TO HOMER CITY CODE.
2. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
3. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
4. DOT HATCH PATTERN SHOWS SLOPES OVER 20% AS SHOWN ON KPB GIS.
5. THERE ARE NO WETLANDS IDENTIFIED ON THESE PARCELS BY THE KENAI WATERSHED FORUM.

WASTEWATER NOTES

PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE

CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLIES AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS: SWATZELL ST.

THE ACCEPTANCE OF LANDS FOR PUBLIC USE OR PUBLIC PURPOSES DOES NOT OBLIGATE THE PUBLIC OR ANY GOVERNING BODY TO CONSTRUCT, OPERATE, OR MAINTAIN IMPROVEMENTS.

BY: _____ DATE: _____
NAME AND TITLE OF AUTHORIZED OFFICIAL
CITY OF HOMER.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MM/DD/YYYY.
KENAI PENINSULA BOROUGH

BY _____
Authorized Official

PLAT #
Rec Dist
Date
Time

KPB FILE No. 2022-000

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all public rights-of-way and grant all easements to the use shown.

SUSAN MALONE
P.O. BOX 2415
HOMER, AK 99603

JOHN L HENDRIX
2000 ATWOOD DR
ANCHORAGE, AK 99517

CANDACE L HENDRIX
2000 ATWOOD DR
ANCHORAGE, AK 99517

NOTARY'S ACKNOWLEDGEMENT

For SUSAN MALONE
Acknowledged before me this ____ day of _____ 2023.

Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGEMENT

For JOHN L & CANDACE L HENDRIX
Acknowledged before me this ____ day of _____ 2023.

Notary public for Alaska My Commission Expires

VICINITY MAP 1" = 1/2 MILE

DATE	3-7-2023
SCALE	1" = 40'
JOB No.	5468
DRAWING:	5468_5467_SPZ

STATE OF ALASKA

49TH

Gary B. Nelson

No. 7610-S

REGISTERED PROFESSIONAL LAND SURVEYOR

BUNNELL'S SUBDIVISION

2023 REPLAT

A REPLAT OF LOTS 51 & 54, BUNNELL'S SUBDIVISION (HM44-49), IN THE NE1/4 SEC. 19, T6S, R13W, S.M., KENAI PENINSULA BOROUGH, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 1.25 ACRES

OWNERS:

SUSAN MALONE
P.O. BOX 2415
HOMER, AK 99603

JOHN L HENDRIX
CANDACE L HENDRIX
2000 ATWOOD DR
ANCHORAGE, AK 99517

ABILITY SURVEYS

GARY NELSON, PLS
(907) 235-8440
152 DEHEL AVE., HOMER ALASKA 99603

DRAWN BY: BT

CHECKED: GN

ABILITY SURVEYS

SURVEYING HOMER SINCE 1975

LAND SURVEYING - CONSTRUCTION SURVEYING - DESIGN SURVEYING
152 DEHEL AVE. , HOMER, AK. 99603 PH. 907-235-8440 FAX. 235-8440

3/8/2022

City of Homer Planning Dept.
491 E. Pioneer Ave.
Homer, AK 99603

Re: Preliminary Plat submittal of **BUNNELL'S SUBDIVISION 2023 REPLAT**

Enclosed herewith are 1 reduced to 11 X 17 copy of the preliminary plat and 1 full sized 18"X 24" copy, and a check # **3869** in the amount of \$300 for the City of Homer filing fee.

The proposed subdivision is located near the intersection of Pioneer Ave and Main St.
The existing parcel is serviced by city water and sewer.

Lot 54 falls within the Central Business District and Lot 51 is zoned Residential Office.

I am not aware of other necessary code exemptions at this time but reserve a right to ask for it if one is found to be necessary. I met with the Planning Department last week and am aware that a drainage easement will be requested for lot 51 and that the ROW dedication on the west boundary of lot 51 would be required. The location for the drainage easement will be determined during the field survey.

Thank you for your assistance and consideration in this endeavor. Please don't hesitate to call for any reason.

Sincerely,

/s/ Gary Nelson

Gary Nelson, PLS

NOTICE OF SUBDIVISION

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:

Bunnell's Subdivision 2023 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 public meeting will be held by the Homer Planning Commission on Wednesday, April 5, 2023 at 6:30 p.m. 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 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for April 5, 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 4 p.m. on the day of the meeting.

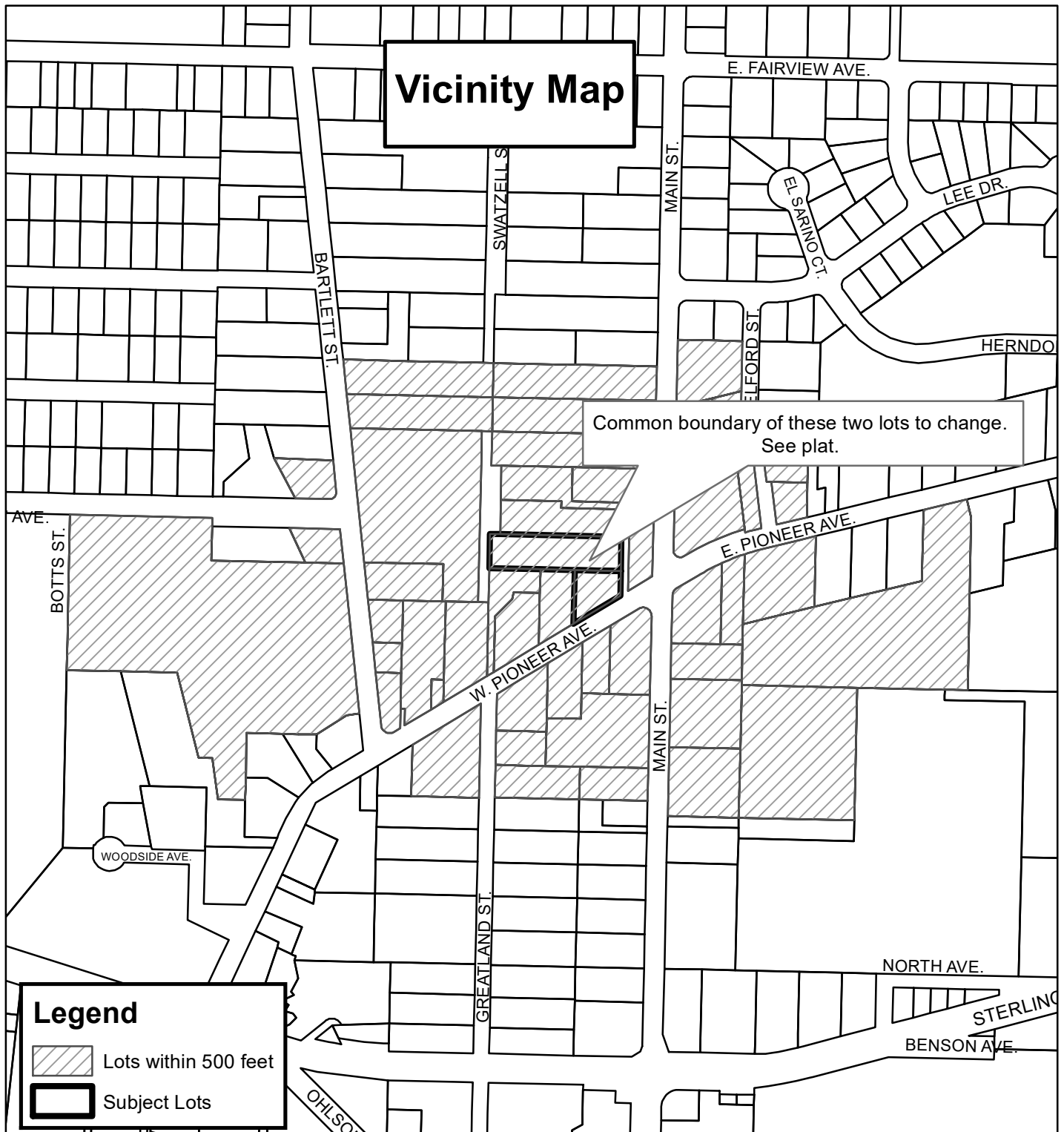
If you have questions or would like additional information, contact Rick Abboud at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



Legend

-  Lots within 500 feet
-  Subject Lots



City of Homer
Planning and Zoning Department

March 15, 2023

Request for Bunnell Subdivision 2023 Replat 126 W Pioneer Ave.

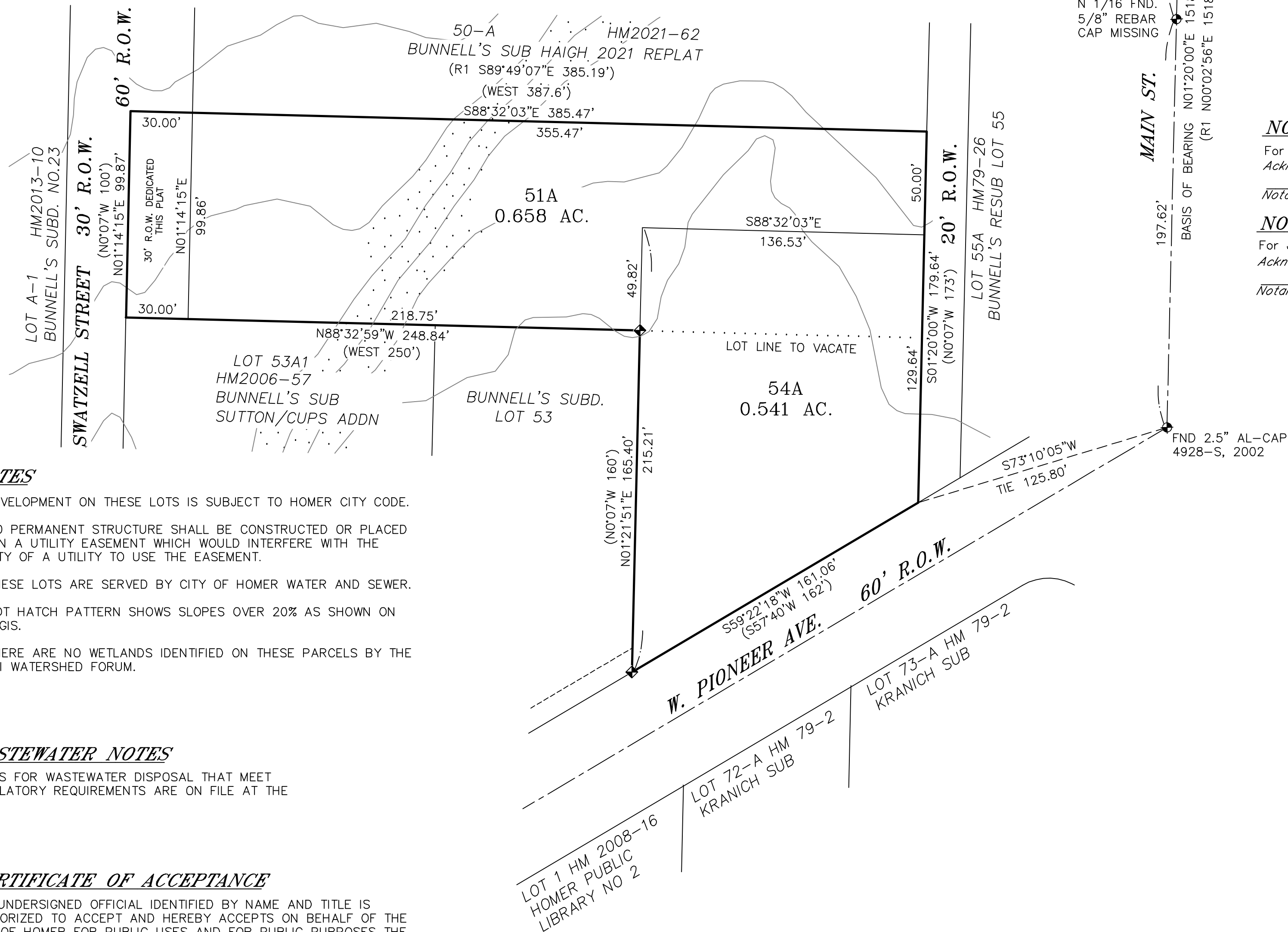
Marked lots are within 500 feet and
property owners notified



*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.*

LEGEND

- ◆ FOUND MONUMENT AS DESCRIBED
- ◆ FOUND 5/8" REBAR
- () RECORD DATA PER HM44-49
- (R1) RECORD DATA PER HM2021-62



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PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE

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BY: _____ DATE: _____
NAME AND TITLE OF AUTHORIZED OFFICIAL
CITY OF HOMER.

PLAT APPROVAL

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of MM/DD/YYYY.
KENAI PENINSULA BOROUGH

BY _____
Authorized Official

PLAT #
Rec Dist
Date
Time

KPB FILE No. 2022-000

CERTIFICATE OF OWNERSHIP

We hereby certify that we are the owners of the real property shown and described hereon, and that we hereby adopt this plan of subdivision, and by our free consent dedicate all public rights-of-way and grant all easements to the use shown.

SUSAN MALONE
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NOTARY'S ACKNOWLEDGEMENT

For SUSAN MALONE
Acknowledged before me this ____ day of _____ 2023.

Notary public for Alaska My Commission Expires

NOTARY'S ACKNOWLEDGEMENT

For JOHN L & CANDACE L HENDRIX
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DRAWING:	5468_5467_SPZ

STATE OF ALASKA

49TH

Gary B. Nelson

NO. 7610-S

REGISTERED PROFESSIONAL LAND SURVEYOR

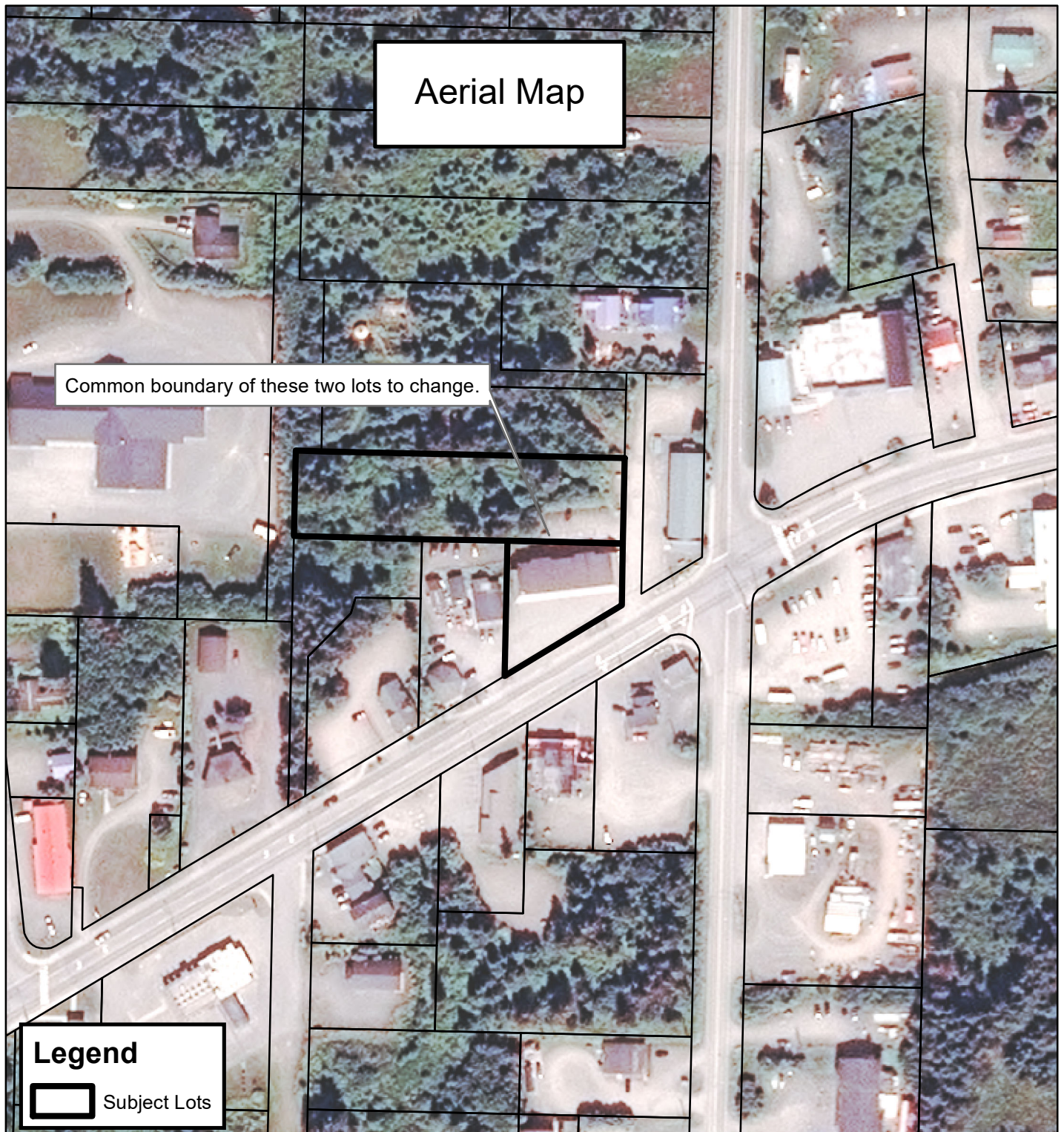
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OWNERS: SUSAN MALONE P.O. BOX 2415 HOMER, AK 99603
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DRAWN BY: BT CHECKED: GN



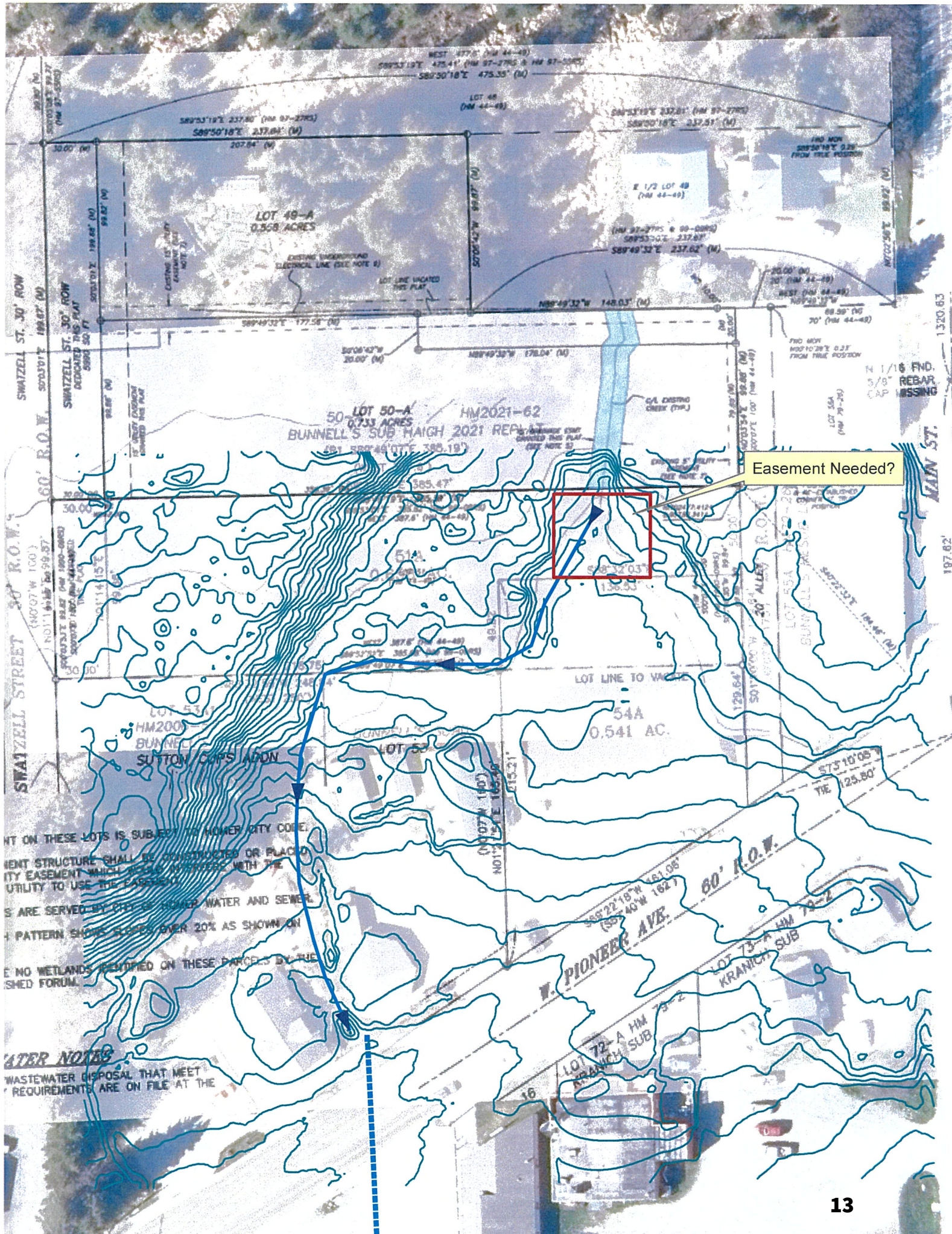
City of Homer
Planning and Zoning Department

March 30, 2023

Request for Bunnell Subdivision 2023 Replat 126 W Pioneer Ave.



*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.*



Guiding Growth: A Conversation Series

Guiding Growth is a conversation series developed by community members to explore growth opportunities and shared community values. Participating community members are unaffiliated and anyone is invited to help brainstorm, implement, and participate in the discussions. Through civic discourse, good conversation, and relevant resources the group hopes to help guide the vision of how the Homer community develops.

The first discussion is on April 29, 4:00 pm at Christian Community Church. Mercedes Harness will present newspaper clippings about how Homer was growing forty years ago--and how many of our concerns and shared values have remained consistent. Tom Kizzia, who edited the Homer News in the mid 1970s, will provide deeper context. Community members will be invited to share their insights and ideas.

GUIDING GROWTH

What makes Homer a special place to live?

Attend an open forum to share ideas, history and growth opportunities for Homer.

Come see historical newspaper photos and articles, share stories.

Discuss who we are and how Homer is changing.

Location: Christian Community Church
3838 Bartlett St A, Homer

Time: 4-5:30 pm, Saturday, April 29

With Mercedes Harness and Tom Kizzia