



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, June 17, 2020 at 6:30 PM

Council Chambers via Zoom Webinar

Webinar ID: 955 9138 2352 Password: 976062

Dial 1 669 900 6833 or +1 253 215 8782 or Toll Free 877 853 5247 or 888 788 0099

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS The public may speak to the Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

RECONSIDERATION

CONSENT AGENDA All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda.

- A. Minutes of the June 3, 2020 Planning Commission Regular Meeting **p. 3**

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 20-37, City Planner's Report **p. 11**

PUBLIC HEARINGS

- A. Staff Report 20-38, Proposed Ordinance to create the Medical Zoning District by rezoning a portion of the Residential Office Zoning District and adding the Medical Zoning District to HCC 21.58.030 permission for communications towers and HCC 21.60.060 signs on private property **p. 13**
- B. Staff Report 20-40, Proposed Ordinance amending HCC 21.05.030 to exclude elevator shafts when measuring the height of a building **p. 41**

PLAT CONSIDERATION

- A. Staff Report 20-41, Jack Gist Subdivision No. 3 Preliminary Plat **p. 47**

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Report for the June 8 City Council Meeting **p. 65**

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

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, July 15, 2020 at 6:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

Session 20-07, a Regular Meeting of the Planning Commission was called to order by Chair Venuti at 6:30 p.m. on April 29, 2020 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar.

PRESENT: COMMISSIONERS HIGHLAND, PETSKA-RUBALCAVA BOS, SMITH, DAVIS AND VENUTI

ABSENT: COMMISSIONER BENTZ

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Venuti requested a motion to approve the agenda.

HIGHLAND/SMITH – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

- A. Minutes of the May 20, 2020 Planning Commission Special Meeting
- B. Decision and Findings for CUP 20-07 for walking trail improvements within a stream buffer at 62890 Skyline Drive
- C. Decision and Findings for CUP 20-08 for more than one building containing a permitted principle use on a lot at 151 W. Bayview Avenue

Chair Venuti requested a motion to approve the Consent Agenda.

HIGHLAND/BOS – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

A. Staff Report 20-32, City Planner's Report

City Planner Abboud provided a summary of Staff Report 20-32 noting the discussion at the May 26, 2020 City Council meeting on CARES Act Funding, litigation has been continued, Planning Department has been staffed with limited presence in office, worklist is being addressed, and a brief discussion on the Commission report to City Council will be submitted by Chair Venuti.

City Planner Abboud provided clarification on the public hearing process for the Medical District and that the public will be invited to attend and comment. He noted that in discussing the process with Chair Venuti he stated that any issues occur to not hesitate to carry it over to the next meeting date.

Chair Venuti noted the arrival of Commissioner Petska-Rubalcava at 6:42 p.m.

PUBLIC HEARING(S)

Staff Report 20-33, Proposed ordinance to remove the gabled roof requirement within the Small Boat Harbor Overlay Zoning District HCC 21.46.060 Architectural Standards

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary review of Staff Report 20-33 for the Commission. He noted that this item was presented to this Commission and the Port & Harbor Advisory Commission who provided supported and recommended Council approve the project.

Chair Venuti opened the Public Hearing. He inquired if there were any members of the Public who signed up to testify.

Deputy City Clerk Krause noted that there were no requests to provide testimony.

Chair Venuti closed the Public Hearing having no further requests to provide testimony and opened the floor to questions of the Commission.

SMITH/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-33 AND FORWARD A RECOMMENDATION TO CITY COUNCIL TO APPROVE A DRAFT ORDINANCE AMENDING 21.46 SMALL BOAT HARBOR OVERLAY ZONING DISTRICT, SECTION 21.46.060 ARCHITECTURAL STANDARDS TO REMOVE THE REQUIREMENT FOR GABLED ROOFS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 20-34, Proposed ordinance to amend HCC 21.60 Sign Code Tables 1, 2 & 3

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary of Staff Report 20-34 for the Commission. He was glad to finally be bringing the draft sign code before the commission noting the prior work that had been addressed on this issue. He mentioned there was one component not addressed by the commission and that was a master sign permit but after review, it was not recommended by the City Attorney.

Chair Venuti opened the Public Hearing and confirming with the Clerk that there were members of the public attending to provide testimony. Invited the public to speak to the Commission.

Dr. Bill Richardson, EDC Commissioner and city resident commented in support of the ordinance and provided some background on the business aspect and understanding of the sign code. He believed these changes would enable the business community to effectively advertise their businesses.

Chair Venuti closed the public hearing having no additional members of the public present for testimony and opened the floor to the Commission for questions.

There was a brief discussion with City Planner Abboud providing clarification on Table 1 shown on page 34 and page 37 of the packet with regard to the word "neon" and (b) referenced the note on page 35 and was already included in Homer City Code.

HIGHLAND/SMITH MOVED TO ADOPT STAFF REPORT 20-34 AND FORWARD A RECOMMENDATION TO CITY COUNCIL TO APPROVE A DRAFT ORDINANCE AMENDING HOMER CITY CODE 21.60, SIGN CODE TABLES 1, 2 AND 3.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 20-35, Rumley Collie Eight Preliminary Plat

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud provided a summary review of Staff Report 20-35 for the Commission.

Mr. Tom Latimer, surveyor representing the projecting, reported that this action is being done to meet technical requirements and that he was available for questions.

Chair Venuti opened the public comment period and confirming with the Clerk that there were members of the public present to provide testimony.

Mr. Seaton, non-city resident, property owner in proximity to the project, expressed concerns with regard to the easement shown on Collie Street which provides access to his property, to the east on Davis Street and the existing chain link fence installed half way into the right of way thus narrowing the road. His concern was the possible grandfathering that would hinder future development.

Chair Venuti requested City Planner Abboud to respond to those concerns.

City Planner Abboud noted the Plat Note on pre-existing conditions and would not have any issuing with requesting a 15 foot utility easement.

Mr. Latimer explained that there is actually a 15 foot easement that sits on top of the 10 foot easement. This is being carried forward from a previous document so even if one was removed the other would still be there.

There was a brief discussion on the intention to possibly place a tower by the property owner, removal of the fence, and that it falls within Public Works ability to address in the future if desired. Further comments and discussion regarding the possibility of reducing the easement because of the existing fence, removal of same and that Public Works would be able to address any foreseeable issues with this and that it is for platting purposes.

Chair Venuti requested a motion hearing no further questions.

HIGHLAND /BOS MOVED TO ADOPT STAFF REPORT 20-35 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. INCLUDE PLAT NOTE: ACCEPTANCE OF THE PLAT IS NOT ACCEPTANCE OF ANY NONCONFORMING STRUCTURES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

A. Staff Report 20-36. Skyline Drive Subdivision 2020 Replat Preliminary Plat

Chair Venuti introduced the item by reading of the title.

City Planner Abboud provided a summary of Staff Report 20-36 for the Commission.

Tom Latimer, surveyor representing the applicant, noted that this was presented to the commission last year and he omitted the fence, but it has been before the Borough who did not have a problem with the fence as long as it was see through. He noted that this action was to get everyone on their own property. He responded to questions from the Commission on the applicant removing the encroaching structures if required.

Chair Venuti requested a motion hearing no further questions from the Commission.

BOS/SMITH MOVED TO ADOPT STAFF REPORT 20-36 AND RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. INCLUDE 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. ADD A PLAT NOTE: ACCEPTANCE OF THE PLAT IS NOT ACCEPTANCE OF ANY NONCONFORMING STRUCTURES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager Reports for the May 26, 2020 City Council Meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Krause commented that it was good meeting, a bit of a rough start but the commission did really good.

City Planner Abboud echoed agreement to the meeting going well and commented on his allergy to the heavy pollen in the air.

COMMENTS OF THE COMMISSION

Commissioner Smith commented that meetings that last 42 minutes are pretty good, he then referenced the information on page 172 of the packet and stated it was really interesting.

Commissioner Highland echoed the sentiments of quick meeting and staying healthy then questioned City Planner Abboud on the informational item regarding 5G small cell antenna if it was proven.

City Planner Abboud responded that he did not or could not and does not know where those articles came from.

Commissioner Highland commented that it brought up some interesting concerns and information that she would like to know more about.

Commissioner Bos commented that it was a good meeting, wondering why Rick doesn't pick something tough and they could get through it pretty quick doing it this way. Nice seeing everyone again.

Commissioner Petska-Rubalcava apologized for being late to the meeting, she did not have much to say during, she was having technical issues earlier. Great meeting and miss spending time with the Commission as this method seems kind of impersonal to her.

Commissioner Davis echoed the sentiments of a good meeting and short.

Chair Venuti expressed that it was a good meeting, he likes short meetings too. He believes that it is an evolving process and he would have never thought of doing a meeting like this 10 years ago. He wished everyone to stay healthy.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:30 p.m. The next Regular Meeting is tentatively scheduled for Wednesday, June 17, 2020 at 6:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska

RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: _____



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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

TO: Homer Planning Commission
FROM: Rick Abboud AICP, City Planner
DATE: June 17, 2020
SUBJECT: Staff Report 20-37 City Planner's Report

City Council

6.8.20

Memorandum 20-067 from City Clerk Re: Utility Easement Vacation of the North 5 Feet of the 10 Foot Utility Easement Adjoining the Boundary of Lot 36-A Bunnell's Subdivision No. 17 (HM-86-44) Granted by Bunnell's Subdivision No. 17 (HM-86-44) in SE1/4 NE1/4 Section 19, Township 6 South, Range 13 West, Seward Meridian, Alaska within the Kenai Peninsula Borough. KPB File 2020-36V. Recommend approval.

Ordinance 20-25, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating the First Payment for COVID-19 Related Expenditures under the CARES Act in the Amount of \$3,854,686. Mayor/Smith. Recommended Dates Introduction May 26, 2020, Public Hearing and Second Reading June 8, 2020.

Ordinance 20-25(S), An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating the First Payment for COVID-19 Related Expenditures under the CARES Act from the State of Alaska in the Amount of \$3,867,758.79. Mayor/Lord/Aderhold.

ADOPTED Substitute with discussion.

Ordinance 20-26, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 11.36 Vegetation in Rights-of-Way Sections 11.36.010 Vegetation in Rights-of-Way; 11.36.020 Removal of Vegetation in Rights-of-Way and Rights-of-Way Maintenance; Repealing 11.36.030 Removal for Compliance-Public Works Director Discretion and Reenacting 11.36.030 Annual Road Maintenance Plan; and Enacting 11.36.040 Public Notice and 11.36.050 Emergency Authority. City Manager/Public Works Director. Recommended dates Introduction June 8, 2020, Public Hearing and Second Reading June 22, 2020.

Memorandum 20-071 from Public Works Director as backup
INTRODUCED with discussion.

Resolution 20-055, A Resolution of the City Council of Homer, Alaska Extending the City's Disaster Emergency Declaration to July 28, 2020 Due to the Current and Expected Impacts of the COVID-19 Novel Coronavirus Pandemic. Mayor.

ADOPTED with discussion.

Resolution 20-057, A Resolution of the City Council of Homer, Alaska Establishing a Small Business Economic Relief Grant (SBERG) Program in Response to the Economic Upheaval Caused by the Measures taken in the Face of the COVID-19 Pandemic. Mayor/Lord/Aderhold. Memorandum 20-070 from Mayor and Councilmembers Lord and Aderhold as backup ADOPTED with discussion.

Litigation

Currently, the court system has delayed everything, the timeline is moving out for all hearings. The Cycle Logical CUP is being prepared for a hearing at the Alaska Supreme Court.

We are preparing to defend the Windjammer CUP in Alaska Superior Court.

Planning Office

Another wrinkle in the office, as I am performing duties of Acting City Manager since Mr. Yoder resigned Monday night after the council meeting.

We are still operating (mostly) with only one person in the office at a time while the other two are working from home. This arrangement has been working well so far and I do not see a need to make any quick changes. We are processing zoning permits and working with developers. If the need arises, we will schedule appointments if we are unsuccessful using electronic formats to exchange information.

We have created spaces to allow for face-to-face interaction while meeting recommended guidelines of the State and CDC.

Work list

- Green Infrastructure –
- Medical district –public hearing
- Transportation plan – Memo to council
- Signs – to City Council
- Tree preservation – researching for a future worksession
- Community Design Manual – This is another subject that we may start preparing for a future meeting.

City Council report sign up

6.22.20 _____

7.27.20 _____

8.10.20 _____



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Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 20-38

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: June 17, 2020
SUBJECT: Medical Zoning District Draft Ordinance

Requested action: Conduct a public hearing and make a recommendation to the City Council.

Introduction

The Commission was tasked by the City Council in Resolution 19-49(S)(A) to make a recommendation to Council by June 30th on a new medical zoning district. The Commission response was to include a draft ordinance and memo explaining the recommendations and the process used to arrive at them.

Where we have been

The Commission has discussed this proposed zoning district at four work sessions and six regular meetings to date. At the end of this staff report is a list of meeting dates, and staff reports. All of these items are available on the City website under the meeting date, if you need a refresher! A neighborhood meeting was held on February 20, 2020.

Analysis of code and map amendments

There are three main code amendments:

1. Creation of the text and zoning map for the new district
2. Inclusion of the medical district in tall tower regulations
3. Inclusion of the medical district in the sign code

1. Creation for the text and zoning map for the new district

HCC 21.17, Medical District would be enacted by this ordinance. The area included in the new district would be an upzoning of a portion of the Residential Office District, roughly bounded by Main, Hohe and Bartlett Streets, the hospital to the north, and the Central Business district to the south, just shy of Pioneer Ave. The new zone is a commercial zoning district that allows mixed land uses, ranging from single family homes to professional offices and the hospital. The Medical District differs from the Residential Office District in that it allows for parking lots, medical clinics, retail sales of medical supplies and equipment, and allows for taller buildings with an approved

conditional use permit. There are enhanced landscaping and screening requirements for new, nonresidential construction when there is an existing home next door.

2. Inclusion of the medical district in tall tower regulations

Medical district tower heights would be the same as the current Residential Office standard of 85 feet. Taller towers require a conditional use permit.

3. Inclusion of the medical district in the sign code

This amendment includes the new district in the sign code. The signage is similar to what is currently allowed in the Residential Office District along Bartlett Street.

Staff Recommendation:

Consider any new testimony or comments received about the district. Recommend adoption of the draft ordinance to the City Council.

Attachments

1. Planning Department review of text and zoning map amendments
2. Draft Medical District Ordinance REVISED with Exhibit A and B
3. Public Notice
4. Aerial Map

List of PC meeting dates

12/2/2019	SR 19-98
1/2/20	SR 20-04
1/15/20	SR 20-09
2/5/20	SR 20-13
2/19/20	SR 20-15* neighborhood meeting and regular HPC meeting
3/4/20	SR 20-20



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(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM PL-07

TO: Homer Planning Commission
FROM: Rick Abboud, City Planner
DATE: June 17, 2020
SUBJECT: Planning Staff review of text and zoning map amendments

Planning Staff review per 21.95.040

21.95.040 Planning Department review of **code** amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: The general area for consideration of the district is represented on the 2018 Homer Comprehensive Plan Land Use Recommendation Map. Guidance for the district is found in the Appendix of the plan and has been followed by the Planning Commission. Goal 1 Objective B supports revising the zoning map according to the recommendations found in the Land Use Recommendation Map.

b. Will be reasonable to implement and enforce.

Staff response: The proposed district expands some options of the current district, while being in the same format as existing zoning districts. The draft ordinance will be reasonable to implement and enforce

c. Will promote the present and future public health, safety and welfare.

Staff response: This amendment promotes health, safety and welfare by allowing planned limited commercial growth around the hospital and increase in the mixture of land uses in the area.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: This amendment has been reviewed by the City Attorney and is consistent with the intent, wording and purpose of HCC Title 21.

21.95.050 Planning Department review of **zoning map** amendment. The Planning Department shall evaluate each amendment to the official zoning map that is initiated in accordance with HCC 21.95.020 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: The general area of the area to be rezoned is represented on the 2018 Homer Comprehensive Plan Land Use Recommendation Map. The zoning map change is consistent with the Comprehensive Plan.

b. Applies a zoning district or districts that are better suited to the area that is the subject of the amendment than the district or districts that the amendment would replace, because either conditions have changed since the adoption of the current district or districts, or the current district or districts were not appropriate to the area initially.

Staff response: Conditions have changed since the current zoning of Residential office was applied to the area. The changing nature of the area with larger medical clinics and more commercial activity was recognized in the 2018 Comprehensive Plan. The new zoning district takes into account the growing health care industry in Homer and the changing land use needs of the area to be rezoned.

c. Is in the best interest of the public, considering the effect of development permitted under the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns.

Analysis: Commercial site development in both the Residential Office and Medical districts is largely regulated by the same section of city code: HCC 21.50.030. Bartlett and Main Streets are classified as collectors in the 2005 Homer Area Transportation Plan, part of the adopted comprehensive plan. Land use patterns in either district require a conditional use permit for uses over 8,000 square feet.

Direct impacts on adjacent lands are analyzed if a proposed development requires a conditional use permit.

Staff response: The rezoning of this area is in the best interests of the public as it supports the concentration of limited commercial land uses within the core area of the community and in proximity to the existing hospital. The environment, transportation, public services, and land use patterns will not be more greatly affected by the development permitted in the Medical District vs the Residential Office District.

STAFF COMMENTS/RECOMMENDATIONS:

Planning staff has reviewed the ordinance per 21.95.040 and 21.95.050 and recommends the Planning Commission conduct a public hearing, and recommend approval to the City Council.

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE TO CREATE HOMER CITY CODE 21.17, MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.58.030, PERMISSION FOR COMMUNICATIONS TOWERS, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.60.060, SIGNS ON PRIVATE PROPERTY, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.10.020, ZONING DISTRICTS, TO INCLUDE THE MEDICAL DISTRICT; AND AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT.

Whereas, The 2018 Homer Comprehensive Plan Goal 1 Objective B states that the zoning map be updated to support the desired pattern of growth; and

Whereas, The Comprehensive Plan Land Use Recommendations Map designated an area for consideration of a Medical District; and

Whereas, The Homer Planning Commission has worked with area residents and business owners to identify desirable characteristics and appropriate performance standards as suggested in the Homer Comprehensive Plan; and

Whereas, The Homer Planning Commission held a neighborhood meeting on February 19, 2020 and held a public hearing on June 17, 2020, as required by HCC 21.95.060(C); and

WHEREAS, The Homer Planning Commission determined there is a public need and justification for the rezone; and

WHEREAS, The Homer Planning Commission determined the rezone would not have a negative effect on the public health, safety and welfare; and

WHEREAS, The Homer Planning Commission considered the effect of the change on the district and surrounding properties; and

WHEREAS, The Homer Planning Commission determined that the rezone was in compliance with the Homer Comprehensive Plan.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

35

36 Section 1. Homer City Code 21.17 is hereby enacted as follows:

37

Chapter 21.17

38

M MEDICAL DISTRICT

39 Sections:

- 40 21.17.010 Purpose.
- 41 21.17.020 Permitted uses and structures.
- 42 21.17.030 Conditional uses and structures.
- 43 21.17.040 Dimensional requirements.
- 44 21.17.050 Site and access.
- 45 21.17.060 Traffic requirements.
- 46 21.17.070 Site development standards.
- 47 21.17.080 Nuisance standards.
- 48 21.17.090 Lighting standards.

49 **21.17.010 Purpose.**

50 The purpose of the Medical District is to provide an area near the hospital to support medical
51 facilities and other professional office and limited commercial uses. The district is meant to
52 accommodate a mixture of residential and nonresidential uses with conflicts being resolved in
53 favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged.

54 **21.17.020 Permitted uses and structures.**

55 The following uses are permitted outright in the Medical District:

- 56 a. Single-family and duplex dwelling, excluding mobile homes;
- 57 b. Multiple-family dwelling, provided the structure conforms to HCC 21.14.040(a)(2) and
58 excluding mobile homes;
- 59 c. Public parks and playgrounds;
- 60 d. Rooming house, bed and breakfast;
- 61 e. Townhouses (compliant w 21.53.010 (g) and (h));
- 62 f. Home occupations; provided they conform to the requirements of HCC 21.51.010;
- 63 g. Professional offices and general business offices;
- 64 h. Clinics;

- 65 i. Day care facilities;
- 66 j. Day care homes;
- 67 k. Personal services;
- 68 l. Museums, libraries and similar institutions;
- 69 m. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;
- 70 n. Religious, cultural and fraternal assembly;
- 71 o. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner
- 72 and separated by at least five feet from any property line as an accessory use incidental to a
- 73 permitted or conditionally permitted principal use;
- 74 p. Private exterior storage of the occupant's personal noncommercial equipment, including
- 75 noncommercial trucks, boats, campers, and not more than one recreational vehicle in a safe
- 76 and orderly manner and separated by at least five feet from any property line as an accessory
- 77 use incidental to a permitted or conditionally permitted principal use;
- 78 q. Other customary accessory uses to any of the permitted uses listed in the Medical District;
- 79 provided, that no separate permit shall be issued for the construction of any detached
- 80 accessory building prior to that of the main building;
- 81 r. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a
- 82 manner consistent with the requirements of the Homer City Code and as long as such animals
- 83 are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants
- 84 of neighboring property;
- 85 s. Recreational vehicles, subject to the standards set out in HCC 21.54.320;
- 86 t. As an accessory use, one small wind energy system per lot having a rated capacity not
- 87 exceeding 10 kilowatts;
- 88 u. Mobile food services;
- 89 v. Retail as an accessory use to a permitted principle use;
- 90 w. Sale of durable and non-durable medical supplies and equipment;
- 91 x. More than one building containing a permitted principal use on a lot;
- 92 y. Parking lots.

93 **21.17.030 Conditional uses and structures.**

94 The following uses may be permitted in the Medical District when authorized by conditional
95 use permit issued in accordance with Chapter 21.71 HCC:

- 96 a. Planned unit developments, excluding all industrial uses;
- 97 b. Public or private schools;
- 98 c. Hospitals;
- 99 d. Public utility facilities and structures;
- 100 e. Mortuaries;
- 101 f. Group care homes;
- 102 g. Helipads, but only as an accessory use incidental to a hospital conditional use;
- 103 h. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided,
- 104 that it is the only wind energy system of any capacity on the lot;
- 105 i. Other uses approved pursuant to HCC 21.04.020;
- 106 j. Parking garage.

21.17.040 Dimensional requirements.

The following dimensional requirements shall apply to all structures and uses in the Medical District:

- a. The minimum lot size is 7,500 square feet.
- b. Building Setbacks.
 - 1. Buildings shall be set back 20 feet from all dedicated rights-of-way.
 - 2. All buildings shall be set back from all other lot boundary lines according to the number of stories as follows:

Number of Stories	Setback (in feet)
1 story	5 feet
1 1/2 stories	6 feet
2 stories	7 feet
2 1/2 stories	8 feet

c. Building Height.

- 1. The maximum building height is 35 feet, except as provided in subsection (c)(2) of this section.
- 2. If approved by conditional use permit, the maximum building height for multifamily residential and commercial buildings 65 feet.

d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of 30 percent of the lot area, without an approved conditional use permit.

21.17.050 Site and access.

a. A zoning permit for any nonresidential use or structure shall not be issued by the City without an approved site plan and an approved level two right-of-way access plan that conform to the standards of Chapter 21.73 HCC.

b. All access points to rights-of-way shall conform to the standards of a level two right-of-way access plan stated in Chapter 21.73 HCC. This applies to all uses and structures.

21.17.060 Traffic requirements.

A conditional use permit is required for every use that:

a. Is estimated to generate more than 100 vehicle trips during any hour of the day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

b. Is estimated to generate more than 500 vehicle trips per day calculated utilizing the Trip Generation Handbook, Institute of Transportation Engineers, 9th Edition;

c. Is estimated to generate an increase in the traffic to more than 100 vehicle trips during any hour of the day due to a change in land use or intensity of use; or

d. Is expected to generate traffic that will detract from the safety of, or degrade by one level of service, the highway, road, street, alley or intersection.

21.17.070 Site development standards.

a. All single-family and duplex residential development in the Medical District shall comply with the level one site development standards contained in HCC 21.50.020.

b. All residential development of three units or more and all nonresidential development on lands in this district shall conform to the level two site development standards set forth in HCC 21.50.030 subsections (a) through (e), and HCC 21.50.030(f)(1)(a) and HCC 21.50.030(f)(2). Parking lots with a minimum of 24 spaces or more shall provide a minimum of 10% landscaped area in dividers, islands or buffers or any combination thereof, adjacent or within the parking area.

c. New non-residential construction shall be screened from existing single family or duplex dwellings by a continuous fence or landscaping so as to obscure the view of the parking lot and loading areas from the adjacent dwelling.

21.17.080 Nuisance standards.

The nuisance standards of HCC 21.59.010 apply to all development, uses, and structures in this zoning district.

21.17.090 Lighting standards.

The level one lighting standards of HCC 21.59.030 apply to all development, uses, and structures in this zoning district.

Section 2. Homer City Code 21.21.58.030 Permission for communications towers is hereby amended as follows:

a. Except as provided in subsection (b) of this section, a communications tower is permitted as a principal or accessory use or structure in each zoning district.

b. A communications tower that exceeds the following maximum height for the zoning district in which the communications tower is located is permitted only when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC.

District	Maximum Height (feet)
CBD	60
TC	60
GBD	60
GC1	120
RO	85
MD	85
UR	60
RR	85
CONS	60
GC2	120
EEMU	120
MI	120
MC	120
OSR	60
BCWPD	120

Section 3. Homer City Code 21.60.060 Signs on private property is hereby amended as follows:

a. Signs shall be allowed on private property in the City only in accordance with Table 1. If the letter "A" appears for a sign type in a column, such sign type is allowed without prior permit approval in the zoning district represented by that column. If the letter "P" appears for a sign type in a column, such sign type is allowed only with prior permit approval in the zoning district represented by that column. Special conditions may apply in some cases. If the letter "N" appears for a sign type in a column, such sign type is not allowed in the zoning district represented by that column under any circumstances. If the letters "PH" appear for a sign type in a column, such sign type is allowed in the zoning district represented by that column only with prior approval by the Commission after a public hearing.

b. Although permitted under subsection (a) of this section, a sign designated by an "A" or "P" in Table 1 shall be allowed only if:

1. The sum of the area of all building and freestanding signs on the lot does not exceed the maximum permitted sign area for the zoning district in which the lot is located as specified in Table 2; and

2. The characteristics of the sign conform to the limitations of Table 3, Permitted Sign Characteristics by Zoning District, and with any additional limitations on characteristics listed in Table 1 or Table 2.

c. A sign type that is not listed on the following tables is prohibited.

Key to Tables 1 through 3			
RR	Rural Residential	GBD	Gateway Business District
UR	Urban Residential	GC1	General Commercial 1
RO	Residential Office	GC2	General Commercial 2
INS	Institutional Uses Permitted in Residential Zoning Districts (a)	EEMU	East End Mixed Use
		MC	Marine Commercial
CBD	Central Business District	MI	Marine Industrial
TC	Town Center District	OSR	Open Space Recreation
MD	Medical District	PS	Public Sign Uses Permit

Key to Tables 1 through 3

A = Allowed without sign permit

P = Allowed only with sign permit

N = Not allowed

PH = Allowed only upon approval by the Planning Commission after a public hearing.

For parenthetical references, e.g., "(a)," see notes following graphical portion of table.

Table 1

Sign Type	RR	UR	RO	INS (a)	MD	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS
Freestanding															
Residential (b)	A	A	A	A	A	A	A	A	N	N	N	N	N	A	PH
Other (b)	N	N	N	P	P	P	P	P (i)	A	A	A	P	P	N	PH
Incidental (c)	N	N	A (d)	A (d)	A	A	A	A	A	A	A	A	A	N	N
Building															
Banner	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Building Marker (e)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N
Identification (d)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	N
Incidental (c)	N	N	A (f)	A	A	A	A	A	A	A	A	A	A	N	N
Marquee	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N
Projecting	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N
Residential (b)	A	A	A	N	A	A	A	A	N	N	N	N	N	A	N
Roof, Integral	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Suspended	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Temporary (g)	P	P	P	N	P		P	P	P	P	P	P	P	N	N
Wall	A	A	A	A	P	P	P	P	P	P	P	P	P	A	A
Window	N	N	A	N	P	P	P	P	P	P	P	P	P	N	N

Sign Type	RR	UR	RO	INS (a)	MD	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS
Miscellaneous															
Flag (h)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Notes to Table 1:

- a. This column does not represent a zoning district. It applies to institutional uses permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is defined as an established organization or corporation of a public, nonprofit, or public safety/benefit nature, i.e., schools, churches, and hospitals.
- b. No commercial message allowed on sign, except for a commercial message drawing attention to goods or services legally offered on the lot.
- c. No commercial message of any kind allowed on sign if such message is legible from any location off the lot on which the sign is located.
- d. Only address and name of occupant allowed on sign.
- e. May include only building name, date of construction, or historical data on historic site; must be cut or etched into masonry, bronze, or similar material.
- f. No commercial message of any kind allowed on sign.
- g. The conditions of HCC 21.60.130 apply.
- h. Flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulations as such.
- i. The main entrance to a development in GBD may include one ground sign announcing the name of the development. Such sign shall consist of natural materials. Around the sign grass, flowers and shrubs shall be placed to provide color and visual interest. The sign must comply with applicable sign code requirements.

Table 2. Maximum Total Sign Area Per Lot by Zoning District**Table 2 Part A**

The maximum combined total area of all signs, in square feet, except incidental, building marker, and flags (b), shall not exceed the following according to district:

RR	UR	RO	RO (e)	INS (a)	OSR	PS (d)	MD
4	4	6	50	20	4	32	50

Table 2 Part B

In all other districts not described in Table 2 Part A, the maximum combined total area of all signs, in square feet, except incidental, building marker and flags, shall not exceed the following:

Square feet of wall frontage (c):	Maximum allowed sign area per principal building:
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
200 to 349	50 s.f.
0 to 199	30 s.f.

In all districts covered by Table 2 Part B, on any lot with multiple principal buildings or with multiple independent businesses or occupancies in one or more buildings, the total allowed sign area may be increased beyond the maximum allowed signage as shown in Table 2 Part B, by 20%. This additional sign area can only be used to promote or identify the building or complex of buildings.

In all districts covered by Table 2 Part B, freestanding signs, when otherwise allowed, shall not exceed the following limitations:

Only one freestanding sign is allowed per lot, except one freestanding public sign may be additionally allowed. A freestanding sign may not exceed 10 feet in height. The sign area on a freestanding sign (excluding a public sign) shall be included in the calculation of maximum allowed sign area per lot and shall not exceed the following:

One business or occupancy in one building – 36 sq ft.

Two independent businesses or occupancies or principal buildings in any combination – 54 sq ft.

Three independent businesses or occupancies or principal buildings in any combination – 63 sq ft.

Four or more independent businesses or occupancies or principal buildings in any combination – 72 sq ft.

217

218 Notes to Table 2, Parts A and B

- a. The INS column does not represent a zoning district. It applies to institutional uses permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is defined as an established organization or corporation of a public, nonprofit, or public safety or benefit nature, e.g., schools churches, and hospitals.
- b. Flags of the United States, the State, the City, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.
- c. Square feet of wall frontage is defined as total square footage of wall surface, under the roof, that faces the major access or right-of-way of the business. In the case of a business located on a corner lot, square footage of wall frontage is the total square footage of wall surface, under the roof, on the side of the business with the most square footage.
- d. The PS column does not represent a zoning district. It applies to public signs permitted under the zoning code, in all zoning districts.
- e. This RO column applies only to lots in that portion of the RO district that abuts East End Road, ~~Bartlett Street~~, Hohe Street, and Pennock Street. Within this area, there is allowed a maximum of 50 square feet total area of all signs (including the ground sign referred to below), except incidental, building marker, and flags (see note (b) above). One ground sign, with a maximum total area of 16 square feet, will be permitted per lot. Each ground sign shall not exceed six feet in height, measured from the base to the highest portion of any part of the sign or supporting structure.
- f. **In the Medical District, only one freestanding sign is allowed per lot, except one freestanding public sign may be additionally allowed. A freestanding sign may not exceed 10 feet in height or 36 square feet in area.**

Table 3. Permitted Sign Characteristics by Zoning District

Sign Type	RR	UR	RO	INS (a)	MD	CBD	TC	GBD	GC1	GC2	EEMU	MC	MI	OSR	PS (e)
Animated (b)	N	N	N	N	N	P	P	N	P	N	P	P	N	N	N
Changeable Copy (c)	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Illumination Internal	N	N	N	P	P	P	P	P	P	P	P	P	P	N	N
Illumination External	N	N	N	P	P	P	P	P	P	P	P	P	P	N	PH
Neon (d)	N	N	N	N	N	P	P	N	P	P	P	P	P	N	N

Notes to Table 3:

- a. The INS column does not represent a zoning district. It applies to institutional uses permitted under the zoning code, in the RR, UR and RO zoning districts. Institutional is defined as an established organization or corporation of a public, nonprofit, or public safety/benefit nature, i.e., schools, churches, and hospitals.
- b. Animated signs may not be neon or change colors or exceed three square feet in area.
- c. Changeable copy signs must be wall- or pole-mounted, and may not be flashing.
- d. Neon signs may not be flashing and may not exceed 32 square feet.
- e. The PS column does not represent a zoning district. It applies to public signs permitted under the zoning code, in all zoning districts.

Section 4. HCC 21.10.020 Zoning District is hereby amended as follows:

- a. The City is divided into zoning districts. Within each zoning district only uses and structures authorized by this title are allowed.

- b. The following zoning districts are hereby established:

Zone	Abbreviated Designation
Residential Office	RO
Rural Residential	RR
Urban Residential	UR
Central Business District	CBD
Town Center District	TCD
Gateway Business District	GBD
General Commercial 1	GC1
General Commercial 2	GC2
East End Mixed Use	EEMU
Marine Commercial	MC
Marine Industrial	MI
Medical	M
Open Space – Recreational	OSR

Zone	Abbreviated Designation
Conservation District	CO

c. The zoning district boundaries shall be as shown on the official Homer zoning map. [Ord. 12-10 § 2, 2012; Ord. 08-29, 2008].

Section 5. The Homer Zoning Map is amended to transfer the parcels listed on the attached Exhibit A from RO zoning district to the M zoning district as shown on the attached Exhibit B.

Section 6. The City Planner is authorized to note on the Homer Zoning Map the amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

Section 7. Sections 1-4 of this Ordinance are of a permanent nature and general character and shall be included in the City Code. Section 5 is a non-Code ordinance of a permanent nature and shall be noted in the ordinance history of Homer City Code 21.10.030.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this XX day of XXX, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

296 Public Hearing:
297 Second Reading:
298 Effective Date:

299

300

301 Reviewed and approved as to form.

302

303

304 _____ City Manager

305 Date: _____

306

Michael Gatti, City Attorney

Date: _____

Exhibit A

Parcel ID	Legal Description
17505303	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 7
17505306	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 7
17505307	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 7
17505610	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 6
17505612	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2005061 FAIRVIEW SUB FLYUM ADDN LOT 2A BLK 6
17505614	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FAIRVIEW SUB NO 16 2010 REPLAT LOT 6-A2 BLOCK 6
17506106	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 10
17506205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 5
17506504	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 4
17505304	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 7
17505305	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 7
17506102	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 10
17506103	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 10
17506105	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 10
17506402	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 15 BLK 4
17506403	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 14 BLK 4
17506505	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 9 BLK 4
17506512	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 2 BLK 4
17506513	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 4
17513307	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 29-A
17513311	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 26-A1
17513323	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 7-A
17513324	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 8-A
17513329	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 12-A
17513347	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2009018 BUNNELL'S SUB NO 22 LOT 22-A2
17506508	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 4
17506516	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB THE WEST 18 FT 7 IN OF LOT 7 & ALL OF LOT 8 BLK 4
17513223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE EAST PORTION THEREOF
17513225	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 27B
17513226	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780044 BUNNELL'S SUB REPLAT LOTS 27 & 28 LOT 28B
17513313	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 24-A1
17513314	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 23-A1
17513319	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-A-1

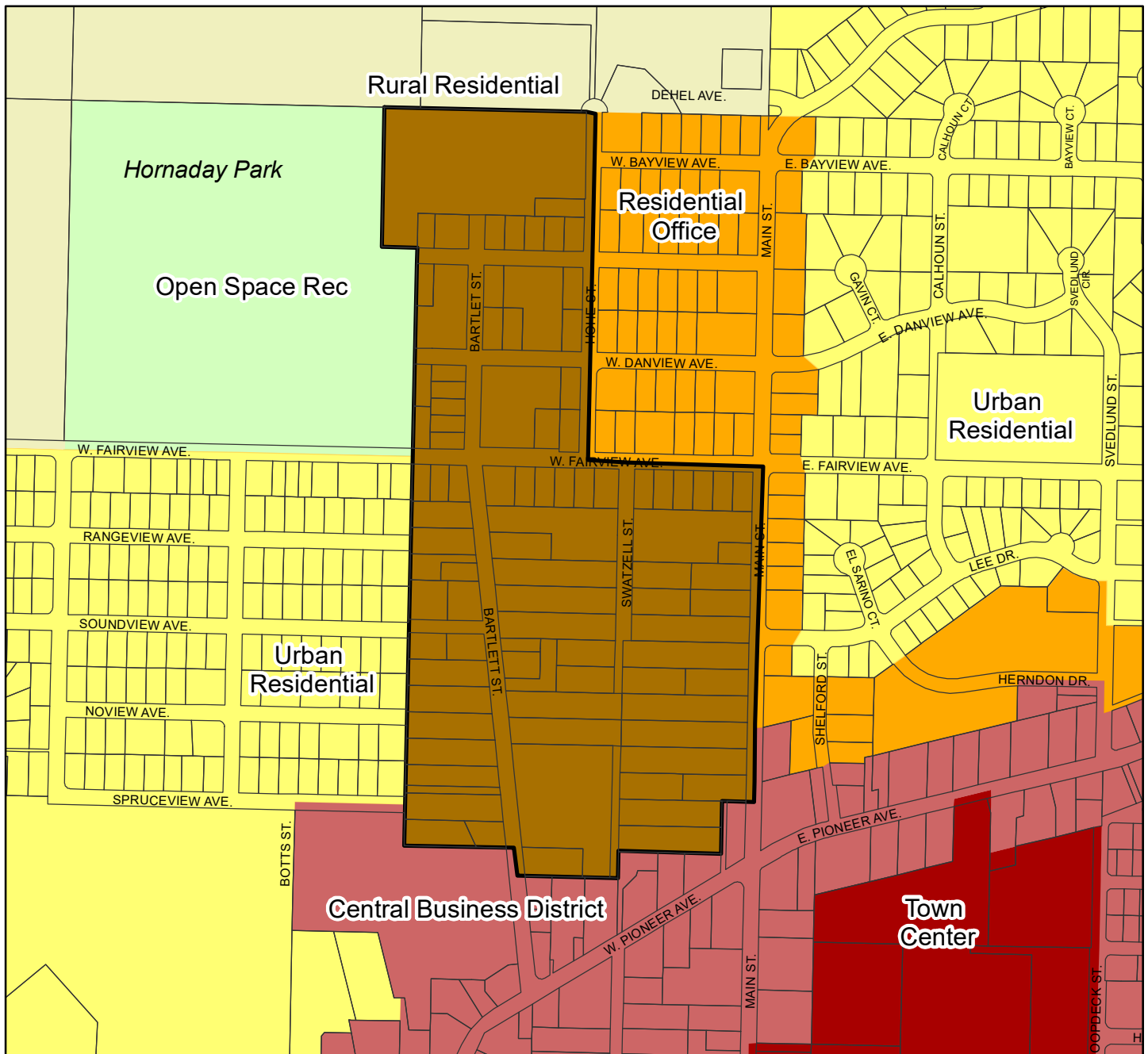
Exhibit A

Parcel ID	Legal Description
17513321	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 5-A-1
17513339	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-2
17513342	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C1
17513348	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-1
17514222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 50
17514223	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 51
17504024	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2008092 SOUTH PENINSULA HOSPITAL SUB 2008 ADDN TRACT A2
17505205	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2009043 FAIRVIEW SUB HALPIN ADDN LOT 2A BLK 8
17505509	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2004101 FAIRVIEW SUB 2003 ADDN LOT 1-A BLK 9
17505601	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 6
17505613	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 2010027 FARIVIEW SUB NO 16 2010 REPLAT LOT 6-A1 BLOCK 6
17506104	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 10
17506107	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 7 BLK 10
17506212	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 2-A BLK 5
17506401	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 16 BLK 4
17506510	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 4
17506511	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 3 BLK 4
17513222	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 45 THE WEST PORTION THEREOF
17513312	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 25-A1
17513318	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 2-A
17513325	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 9-A
17513326	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 10-A
17513327	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-A
17513330	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-B
17513338	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0970075 BUNNELLS SUB MASTOLIER ADDN LOT 6-A-1
17514122	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB PTN OF LT 13 BEGINNING @SW CORNER OF LOT; TH N100 FT; TH E230 FT TO CTR OF STREAM BED BISECTING LOT; TH SE TO POINT WHERE STREAM CTR INTERSECTS SOUTH LINE OF LOT; TH W 283 FT TO POB
17531003	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-B
17531005	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 43-A
17531007	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 41-A
17531021	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0790131 HARBOR RIDGE SUB LOT 5 EXCLUDING SLOPE EASEMENT
17513217	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 44

Exhibit A

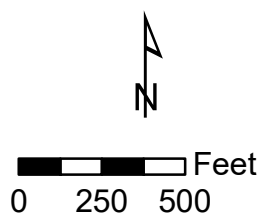
Parcel ID	Legal Description
17505202	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 4 BLK 8
17505302	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 7
17505501	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 6 BLK 9
17505605	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 6
17506101	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 1 BLK 10
17506210	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 10 BLK 5
17506211	T 6S R 13W SEC 18 SEWARD MERIDIAN HM 0850028 FAIRVIEW SUB NO 11 LOT 9-A BLK 5
17506502	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 12 BLK 4
17506503	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 11 BLK 4
17506509	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0562936 FAIRVIEW SUB LOT 5 BLK 4
17513219	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 46
17513220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 47
17513221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 48 EXCLUDING SLOPE ESMT
17513306	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 30-A
17513316	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 13-C
17513317	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 1-A
17513320	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 3-B-1
17513328	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0860044 BUNNELL'S SUB NO 17 LOT 11-B
17513343	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C2
17513344	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2006065 BUNNELL'S SUB FORTIN REPLAT LOT 27-C3
17513349	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 2013010 BUNNELL'S SUB NO 23 LOT A-2
17514220	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000049 BUNNELLS SUB LOT 49 THE EAST PTN THEREOF EXCL SLOPE EASEMENT
17514221	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0000258 BUNNELLS SUB LOT 49 THE WEST PTN THEREOF
17513114	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0780121 BUNNELLS REPLAT LOT 4 & N1/2 LOT 5 LOT 4-A
17531004	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-B
17531006	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0830122 FAIRNELL SUB AMD LOT 42-A
17531024	T 6S R 13W SEC 19 SEWARD MERIDIAN HM 0840094 HARBOR RIDGE SUB NO 2 LOT 1-A

Exhibit B



Legend Zoning Districts

- Central Business District
- Town Center
- Rural Residential
- Urban Residential
- Residential Office
- Open Space Rec
- Medical District



City of Homer
Planning and Zoning Department

5/20/2020

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.

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Planning Commission on Wednesday, June 17, 2020 at 6:30 p.m. via a virtual meeting webinar, on the following matters:

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE TO CREATE HOMER CITY CODE 21.17, MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.58.030, PERMISSION FOR COMMUNICATIONS TOWERS, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.60.060, SIGNS ON PRIVATE PROPERTY, ADDING THE MEDICAL ZONING DISTRICT; AMENDING HOMER CITY CODE 21.10.020, ZONING DISTRICTS, TO INCLUDE THE MEDICAL DISTRICT; AND AMENDING THE HOMER CITY ZONING MAP TO REZONE A PORTION OF THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT TO MEDICAL (M) ZONING DISTRICT.

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.05.030, MEASURING HEIGHTS, TO EXCLUDE ELEVATOR SHAFTS WHEN MEASURING THE HEIGHT OF A BUILDING.

The proposed ordinances are available for review at the Planning and Zoning Office webpage: www.cityofhomer-ak.gov/planning/medical-district-planning.

The virtual public hearing can be viewed online by visiting the Planning Commission Regular Meeting page on the City's online calendar: www.cityofhomer-ak.gov/calendar.

To provide verbal testimony during the public hearing, you may submit an online form by visiting the Planning Commission Regular Meeting page at the link above OR by calling the City Clerk's Office at the number below, prior to 4:30 p.m. on the day of the meeting.

To provide written testimony, you may: 1) submit it via email to planning@ci.homer.ak.us, 2) slip it in the 24/7 drop box at the upstairs entrance to Homer City Hall, or 3) mail it to Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603, (must be received) prior to 4 p.m. on the day of the meeting.

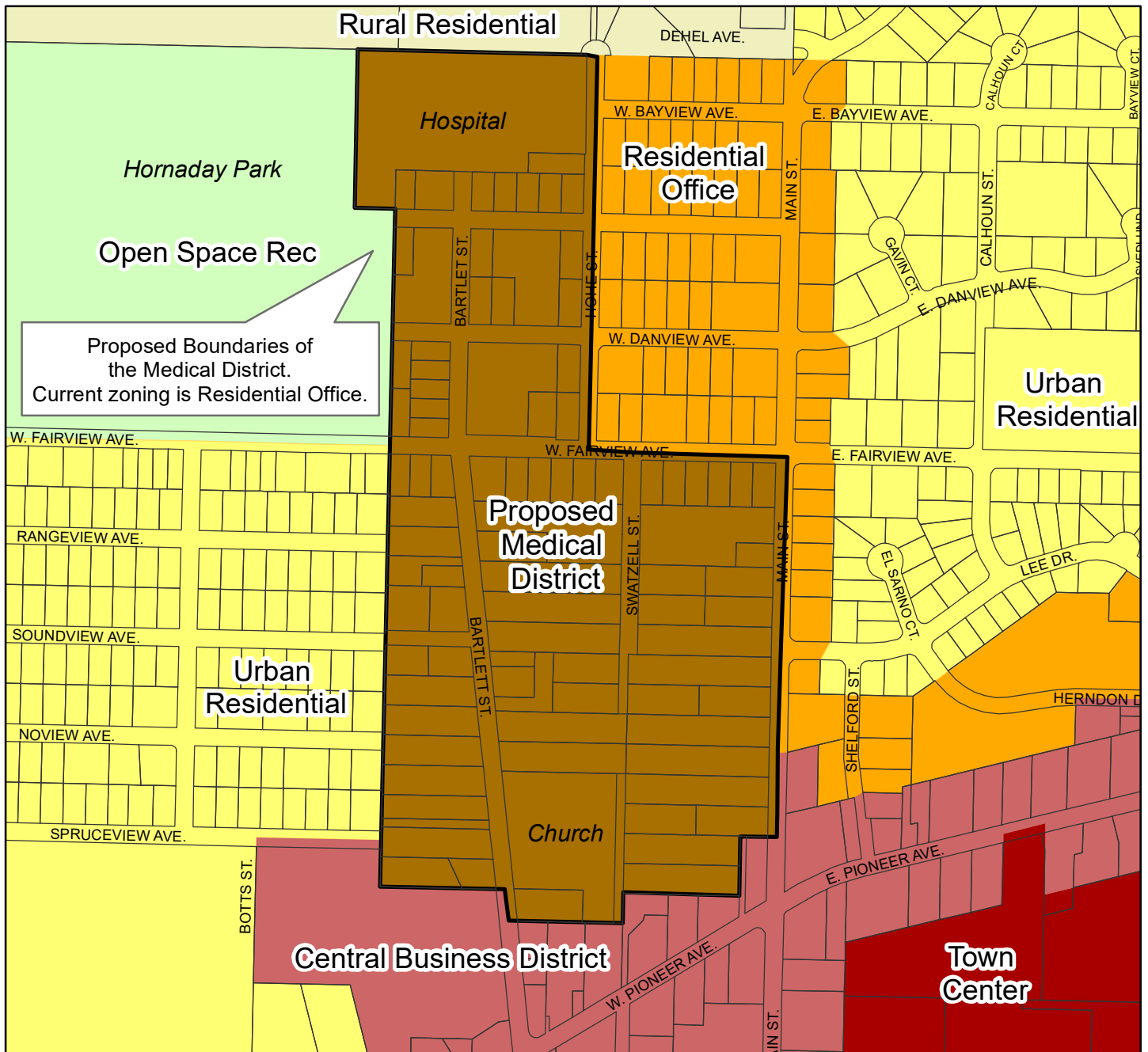
If you have questions about the ordinances, need additional information, or have questions about how to participate in the virtual public hearing, please contact the Planning and Zoning Office at 235-3106 or the Clerk's Office at 235-3130.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF THE PROPOSED MEDICAL DISTRICT BOUNDARIES & PROPERTIES WITHIN 300 FEET OF MAIN STREET

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**MAP OF PROPOSED MEDICAL DISTRICT BOUNDARIES AND
CURRENT ZONING ON REVERSE**

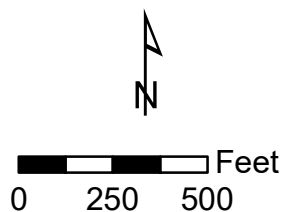
Proposed Medical District Boundaries and Current Zoning



Legend

Current Zones

- Central Business District
- Town Center
- Rural Residential
- Urban Residential
- Residential Office
- Open Space Rec
- Medical District Boundary (up for public hearing)

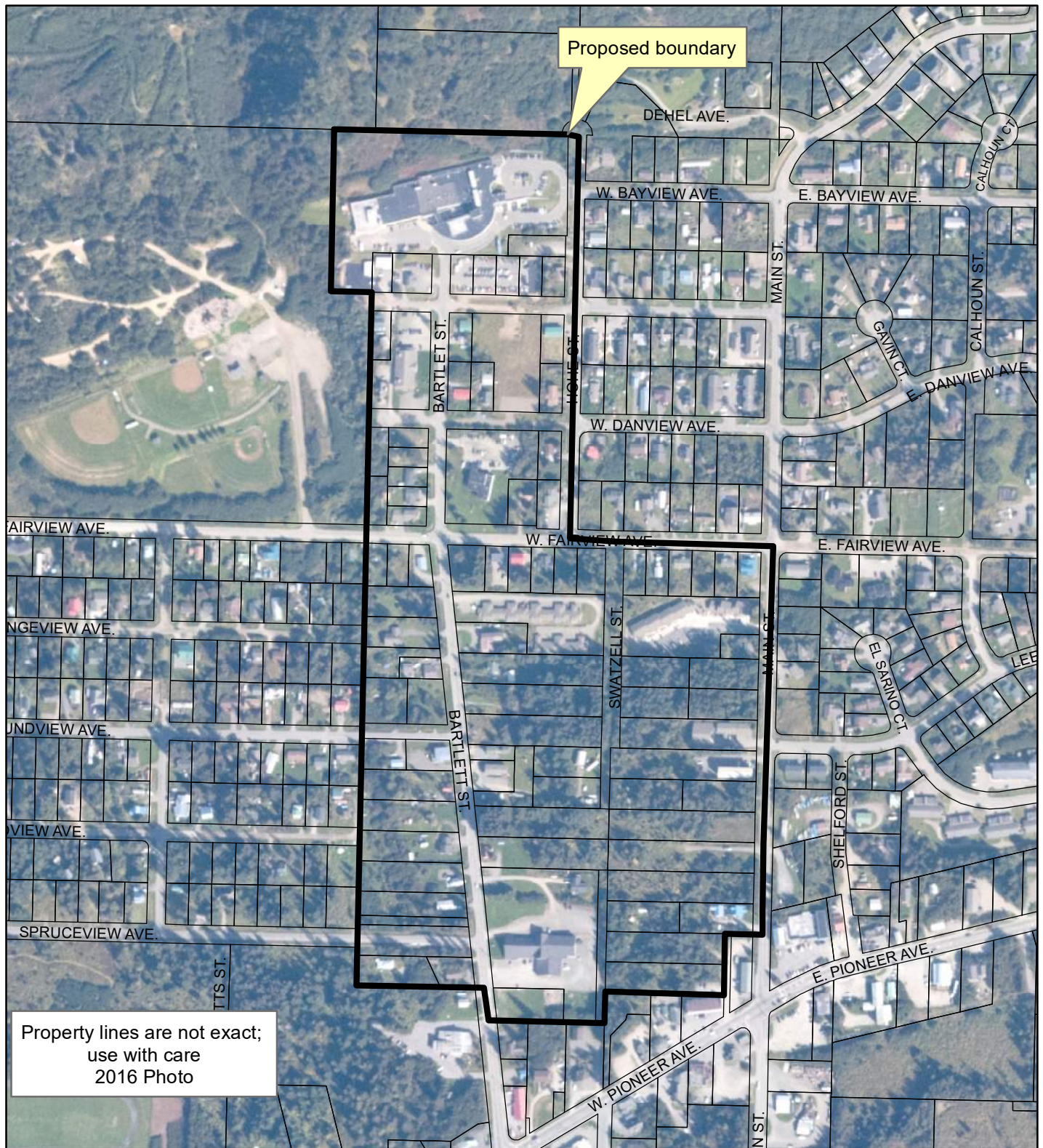


City of Homer
Planning and Zoning Department

6/3/20

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.

Aerial Map



Property lines are not exact;
use with care
2016 Photo



City of Homer
Planning and Zoning Department

6/10/2020

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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

Staff Report PL 20-40

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: June 17, 2020
SUBJECT: Proposed Ordinance amending HCC 21.05.030 to exclude elevator shafts when measuring the height of a building

Introduction

In the Planning Commission's review of the Medical District, building height was a topic of discussion. The Commission passed a motion stating the following:

SMITH/BENTZ MOVED TO LIMIT THE BUILDING HEIGHT TO 65 FEET IN THE PROPOSED MEDICAL DISTRICT WITH EXCEPTIONS FOR ELEVATIONS SUCH AS ELEVATOR SHAFTS OR MECHANICAL ESSENTIALS.

Analysis

HCC 21.05.030 describes how heights are measured by the zoning code. To amend how elevator shafts are included or excluded from measuring building height, an amendment to this section of code is needed. Many similar building features are already excluded from height calculation; elevator shafts appears to be a reasonable inclusion in this list.

Steeple, spire, belfry, cupola and dome if not used for human occupancy, chimneys, ventilators, weather vanes, skylights, water tanks, elevator shafts, bulkheads, monuments, flagpoles, wind energy systems, television and radio antennas, other similar features, and necessary mechanical appurtenances usually carried above roof level.

Planning Staff review per 21.95.040

21.95.040 Planning Department review of code amendment. The Planning Department shall evaluate each amendment to this title that is initiated in accordance with HCC 21.95.010 and qualified under HCC 21.95.030, and may recommend approval of the amendment only if it finds that the amendment:

a. Is consistent with the comprehensive plan and will further specific goals and objectives of the plan.

Staff response: 2018 Homer Comprehensive Plan Chapter 4, 1-B-6: “Re-evaluate height standards in commercial and mixed use districts to determine whether buildings over three stories should be permitted. Height standards must meet fire safety and insurance standards.” This ordinance does not change the height maximum in any zoning district, but does allow for a limited exception to the height calculation for elevator shafts. This amendment is consistent with the comprehensive plan.

b. Will be reasonable to implement and enforce.

Staff response: This amendment will be reasonable to implement and enforce as the Planning Department already reviews building height as part of the zoning permit process.

c. Will promote the present and future public health, safety and welfare.

Staff response: This amendment promotes health, safety and welfare by removing regulatory barriers to elevator installation in multistory buildings, increasing access for those with mobility limitations.

d. Is consistent with the intent and wording of the other provisions of this title.

Staff response: This amendment is consistent with the intent, wording and purpose of HCC Title 21.

Staff Recommendation: Conduct a public hearing and recommend adoption to the City Council.

Attachments

1. Draft Ordinance

**CITY OF HOMER
HOMER, ALASKA**

Planning Commission

ORDINANCE 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA,
AMENDING HOMER CITY CODE 21.05.030, MEASURING HEIGHTS,
TO EXCLUDE ELEVATOR SHAFTS WHEN MEASURING THE HEIGHT
OF A BUILDING

Whereas, The 2018 Homer Comprehensive Plan, chapter 4 Land Use, Goal 3, Objective B states.
"Encourage high quality site design and buildings;" and

Whereas, Elevators may help structures comply with the Americans with Disabilities Act; and

Whereas, An elevator may be a requirement of some types of new or remodeled commercial
buildings, and an elevator shaft may extended above the remainder of the roofline of a
structure; and

Whereas, HCC 21.02.030(b) Title and Purpose of the Homer Zoning Code, states "Regulate the
height, number of stories, and size of buildings and other characteristics of structures;" and

Whereas, Elevator shafts typically extend above the roofline of the building and are a necessary
mechanical feature for the design and operation of an elevator, and

Whereas, Amending HCC 21.05.030 to allow elevator shafts to extend above a roof line but not
be considered in the overall height of a building will allow more latitude when incorporating
an elevator in new or existing structures.

NOW THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.053.030 Measuring heights is hereby amended as follows:

21.05.030 Measuring heights

a. When measuring height of a building, the following are included in the measurement:
screening, parapets, mansards or similar structures.

b. When measuring height of a building, the following are excluded from the measurement:

1. Steeples, spires, belfries, cupolas and domes if not used for human occupancy,
chimneys, ventilators, weather vanes, skylights, water tanks, **elevator shafts**,

bulkheads, monuments, flagpoles, wind energy systems, television and radio antennas, other similar features, and necessary mechanical appurtenances usually carried above roof level.

2. Wireless communications equipment that does not extend more than 10 feet above the height of the building.

3. For buildings located within an area of special flood hazard, the vertical distance between grade and the base flood elevation plus two feet is excluded from the calculation of building height.

Section 2. This ordinance is of a permanent nature and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this XX day of XXX, 2020.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and approved as to form.

Marvin Yoder, Interim City Manager

67 Date:
68
69
70 Michael Gatti, City Attorney
71 Date:



City of Homer

www.cityofhomer-ak.gov

Planning

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Staff Report 20-41

TO: Homer Planning Commission
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: June 17, 2020
SUBJECT: Jack Gist Subdivision No 3 Preliminary Plat

Requested Action: Approval of a preliminary plat to create forty residential lots

General Information:

Applicants:	Trilogy Development LLC PO Box 1772 Homer, AK 99603	Steve Smith Geovera LLC PO Box 3235 Homer, AK 99603
Location:	West of Jack Gist Park, on Early Spring	
Parcel ID:	17901029	
Size of Existing Lot(s):	14.846 acres	
Size of Proposed Lots(s):	10,000 square feet to 37,000 square feet	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant, residential South: Residential East: Jack Gist Park West: Residential	
Comprehensive Plan:	Chapter 4, Goal 1-C-1 Promote infill development in all housing districts. Land Use recommendations map shows the area as Urban Residential (A-10).	
Wetland Status:	The 2005 wetland mapping shows areas of discharge slope wetlands. Development will require permitting from Army Corps of Engineers unless the area is delineated and does not contain wetlands.	
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 124 property owners of 107 parcels as shown on the KPB tax assessor rolls.
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Analysis: This subdivision is within the Rural Residential District. This plat subdivides a large tract of over fourteen acres into forty residential lots. The subdivision uses three cul-de-sacs for access.

Road layout

The 2005 Homer Area Transportation Plan, part of the adopted Comprehensive Plan, shows Spruce Lane as the east west connector. The surveyor has requested an exception to Kenai Peninsula Borough Code 20.30.030 Proposed Street Layout Requirements, due to the fact that the subdivision does not provide road access to Jack Gist Lane. A trail easement will be granted between the North Court and Jack Gist Lane.

Requested Action: Recommend an exception to KPB 20.30.030, to allow North Court to remain a cul de sac and not connect to Jack Gist Lane.

Street Names

The street names are preliminary and provided as place holders. These named will be changed to comply with E911 standards.

Drainage

Drainages from the parent plats are shown – see Lots 10 and 12, and 35, 36 and 37. Drainage easements are 20 feet wide, centered on the drainage. This is a carry over from the parent plats. See plat note 9.

Wetlands

The area is mapped discharge slope. A wetlands delineation and potential permitting will be required by the Army Corps of Engineers.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

- 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. The applicant is working with Public Works on a utility plan.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access

corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements.

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

- A. Within the Title Block:
 - 1. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
 - 2. Legal description, location, date, and total area in acres of the proposed subdivision; and
 - 3. Name and address of owner(s), as shown on the KPB records and the certificate to plat, and registered land surveyor;

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

- C. The location, width and name of existing or platted streets and public ways, railroad rights-of-way and other important features such as section lines or political subdivisions or municipal corporation boundaries abutting the subdivision;

Staff Response: The plat meets these requirements.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

- E. All parcels of land including those intended for private ownership and those to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purposes, conditions or limitation of reservations that could affect the subdivision;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- H. Approximate location of areas subject to inundation, flooding or storm water overflow, the line of ordinary high water, wetlands when adjacent to lakes or non-tidal streams, and the appropriate study which identifies a floodplain, if applicable;

Staff Response: The plat 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 in 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.

- 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.

Fire Department Comments: No Issues

Public Works Comments:

A development agreement is required

1. Provide the 20' (r) curve returns to the newly dedicated rights-of-way (North Court and South Court), at the intersection of Early Spring Street and on both cul-de-sacs.
2. Adjust the sewer easements to depict the proposed sewer layout on the W&S layout map.
3. Change the 30' wide sewer and water easement along lots 7,16,17 and 18 to a water and trail easement.

A Subdivision Agreement will be required. Developer shall contact Public Works to submit application and execute construction agreement.

Developer provided improvements include the following. All construction per Homer Standard Construction Specifications.

Roads:

- Jack Gist Lane – Currently meets gravel road standards.
- North Court – Provide gravel road/drainage improvements (26' wide top) and 40' diameter cul-de-sac. Street name and stop signs.
- South Court - Provide gravel road/drainage improvements (26' wide top) and 40' diameter cul-de-sac. Street name and stop signs.
- Bottom Circle - Provide gravel road/drainage improvements (26' wide top) and 40' diameter cul-de-sac. Street name and stop signs.
- Per Standard Detail 200.01

Water/Sewer:

- 8" dia. water mains fronting all lots; 1" dia. water services to each lot; fire hydrants (spaced @ min 500').
- 8" dia. sewer mains fronting all lots; 4" dia. sewer services to each lot.
- (provide water/sewer easements for these facilities on the plat, per concept layout approved by Public Works).

Private Utilities:

- Natural gas, electricity (provide required easements for these facilities on the plat).

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. Recommend an exception to KPB 20.30.030, to allow North Court to remain a cul de sac and not connect to Jack Gist Lane.
3. Provide street names that comply with E911 standards
4. Provide the 20' (r) curve returns to the newly dedicated rights-of-way (North Court and South Court), at the intersection of Early Spring Street and on both cul-de-sacs.
5. Adjust the sewer easements to depict the proposed sewer layout on the W&S layout map.
6. Change the 30' wide sewer and water easement along lots 7,16,17 and 18 to a water and trail easement.
7. Provide Street names that comply with E911 standards.
8. Approve an exception to 20.30.030 Proposed street layout to allow North Court to be a cul de sac

Attachments:

1. Preliminary Plat
2. Surveyor's Letter
3. Transportation Plan Map
4. PW Water and Sewer easement map
5. Public Notice
6. Aerial Map
7. Wetlands Map

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE, NORTH COURT, SOUTH COURT AND BOTTOM CIRCLE RIGHT-OF-WAYS, AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY IS A UTILITY EASEMENT. 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.

5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.

7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

8. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2020) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.

9. EXISTING DRAINAGES ARE SUBJECT TO 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGES. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.

10. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 97 HRD).

11. SEWER, WATER AND PEDESTRIAN TRAIL EASEMENTS ARE CENTERED ON THE LOT LINES UNLESS INDICATED OTHERWISE.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	81°25'17"	25.00'	35.53'	S 49°15'29" E	32.61'
C2	10°56'45"	170.00'	116.68'	S 10°56'45" W	113.34'
C3	30°29'28"	230.00'	122.40'	S 15°11'37" W	120.96'
C4	62°10'55"	25.00'	27.13'	S 31°02'21" W	25.82'
C5	152°11'07"	50.00'	132.81'	S 13°57'45" E	97.07'
C6	88°00'20"	50.00'	76.80'	N 80°54'13" E	69.47'
C7	52°50'14"	50.00'	46.11'	S 28°40'30" E	44.49'
C8	53°55'59"	50.00'	47.07'	N 24°42'37" E	45.35'
C9	91°29'04"	50.00'	79.84'	N 82°34'52" W	71.62'
C10	81°14'53"	50.00'	70.90'	N 77°31'30" E	65.11'
C11	61°33'11"	50.00'	53.72'	N 31°04'28" W	51.17'
C12	48°02'21"	50.00'	41.92'	N 23°43'18" E	40.70'
C13	47°42'36"	50.00'	41.63'	N 71°35'46" E	40.44'
C14	47°42'36"	50.00'	41.63'	N 60°41'38" W	40.44'
C15	9°00'00"	50.00'	39.27'	N 45°01'52" E	35.36'
C16	59°22'13"	50.00'	51.81'	N 23°24'50" W	49.52'
C17	65°12'51"	50.00'	56.91'	S 38°52'42" W	53.89'
C18	62°54'34"	50.00'	54.90'	N 77°03'36" W	52.18'
C19	98°45'59"	50.00'	86.19'	N 3°46'41" E	75.91'
C20	90°00'00"	25.00'	39.27'	N 44°58'08" W	35.36'
C21	25°42'48"	170.00'	76.29'	S 41°18'34" W	75.65'
C22	13°16'23"	170.00'	39.38'	S 23°48'10" W	39.29'
C23	14°09'02"	230.00'	56.80'	S 23°21'50" W	56.66'
C24	5°03'01"	230.00'	20.27'	S 13°45'49" W	20.27'
C25	5°08'45"	230.00'	20.66'	S 8°39'56" W	20.65'
C26	6°08'40"	230.00'	24.67'	S 3°01'13" W	24.65'
C27	30°45'05"	25.00'	13.42'	S 15°19'26" W	13.26'
C28	31°25'50"	25.00'	13.71'	S 46°24'53" W	13.54'

LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (1301-S 1974) RECOVERED THIS SURVEY
- INDICATES 2-1/2" BRASS CAP MONUMENT (3686-S DATE ?) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7968-S, 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (5780-S PER HM 2002-27) RECOVERED THIS SURVEY
- INDICATES RECORD DATA PER HM 99-63
- INDICATES LIMIT OF DISCHARGE SLOPE DESIGNATION PER KENAI WATERSHED FORUM WETLANDS ASSESSMENT
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

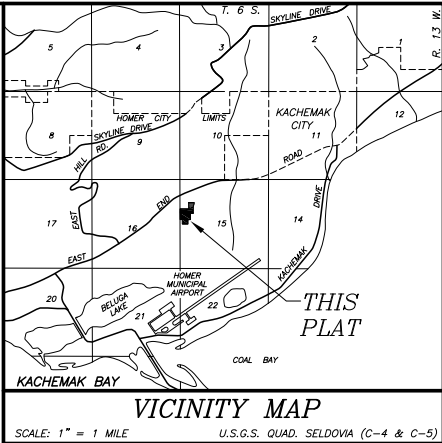
PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

SCALE 1"=80'



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MIKE ARNO
PO BOX 1772
HOMER, ALASKA 99603

WEISSER PROPERTIES, LLC
JASON WEISSER, MANAGER
125 N. WILLOW STREET, SUITE B
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGMENT

FOR MIKE ARNO
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

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, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

UTILITY EASEMENTS WITHIN THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE, NORTH COURT, SOUTH COURT AND BOTTOM CIRCLE RIGHT-OF-WAYS AND THE 20 FEET WITHIN 5 FEET OF SIDE LOT LINES, AND THE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY.

WATER, SEWER, PEDESTRIAN TRAIL AND DRAINAGE EASEMENTS AS SHOWN.

NORTH COURT (60' ROW), SOUTH COURT (60' ROW) AND BOTTOM CIRCLE (60' ROW).

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

BY: _____ DATE: _____
MARVIN YODER, ACTING CITY MANAGER
CITY OF HOMER, ALASKA

HOMER RECORDING DISTRICT KPB FILE No. 2020-???

JACK GIST SUBDIVISION NO. 3

THE SUBDIVISION OF LOT 1-B
JACK GIST SUBDIVISION NO. 2 (HM 2002-27)
LOCATED WITHIN THE SW1/4 NW 1/4 SEC 15,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 14.846 ACRES

OWNER:
TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, AK 99603

GEOVERA, LLC

PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS	DATE: MAY 2020	SCALE: 1" = 80'
CHK BY: SCS	JOB #2020-22	SHEET 1 OF 1

TRACT A
HM 2004-104

LOT 7 TRACT B
HM 2013-43

LOT 3
HM 99-63

LOT 1-A
HM 2002-27

LOT 15
HM 81-33

LOT 7 BLK 3
HM 78-118

LOT 8 BLK 3
HM 78-118

LOT 9 BLK 3
HM 78-118

LOT 12 BLK 3
HM 78-118

LOT 14 BLK 3
HM 83-19

LOT 16 BLK 3
HM 83-19

LOT 18 BLK 3
HM 83-19

LOT 20 BLK 3
HM 83-19

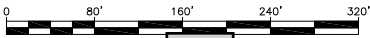
LOT 22 BLK 3
HM 83-19

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'08" E	49.93'
L2	N 71°24'34" E	88.20'
L3	N 71°24'34" E	69.00'
L4	N 25°26'59" E	62.98'
L5	S 66°55'28" E	124.03'
L6	S 66°55'28" E	118.89'
L7	S 66°55'28" E	115.61'

WASTEWATER DISPOSAL

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



Geovera, LLC

PO Box 3235 • Homer, Alaska 99603 • (907) 399-4345 • scsmith@gci.net

May 14, 2020

City of Homer
Planning Department
Julie Engebretsen, Deputy City Planner
491 E. Pioneer Ave.
Homer, Alaska 99603

RE: Jack Gist Subdivision No. 3 Preliminary Plat Submittal

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Jack Gist Subdivision No. 3, and a \$4,000.00 check for the submittal fee.

This plat subdivides an existing 14.846 acre lot into 40 lots, and dedicates three cul-de-sacs. Two of the cul-de-sacs tie into Early Spring Street. The cul-de-sac to the north (North Court) will require an exception to KPB 20.30.030 Proposed Street Layout Requirements (A) due to the fact that it does not connect to Jack Gist Lane. The planning commission needs to address the exception issue and state that the city does not want the connection to the park from Early Spring Street.

Sewer and water easements are shown on the plat that will facilitate providing water and sewer service to the lots in the subdivision. Public works has indicated that they want the water and sewer mains to be brought out into the Jack Gist Lane right-of-way and extended up to the north boundary of the subdivision.

Please let me know if you have any questions. You can reach me at any time at (907) 399-4345. Thanks!

Sincerely,

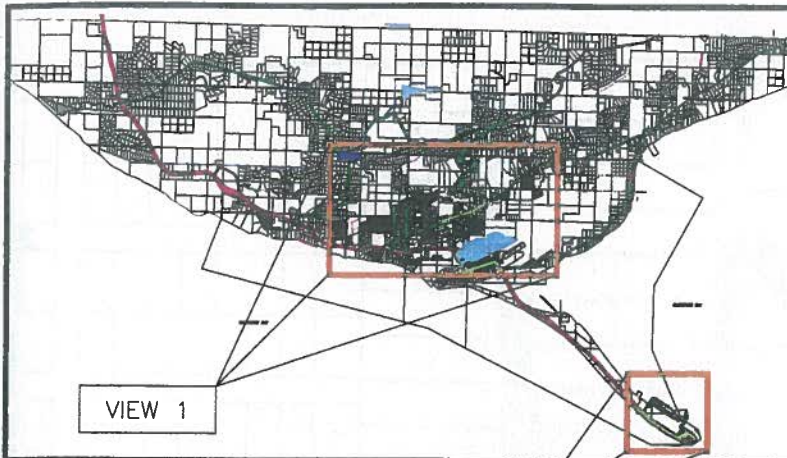


Stephen C. Smith P.L.S.

RECEIVED

MAY 18 2020

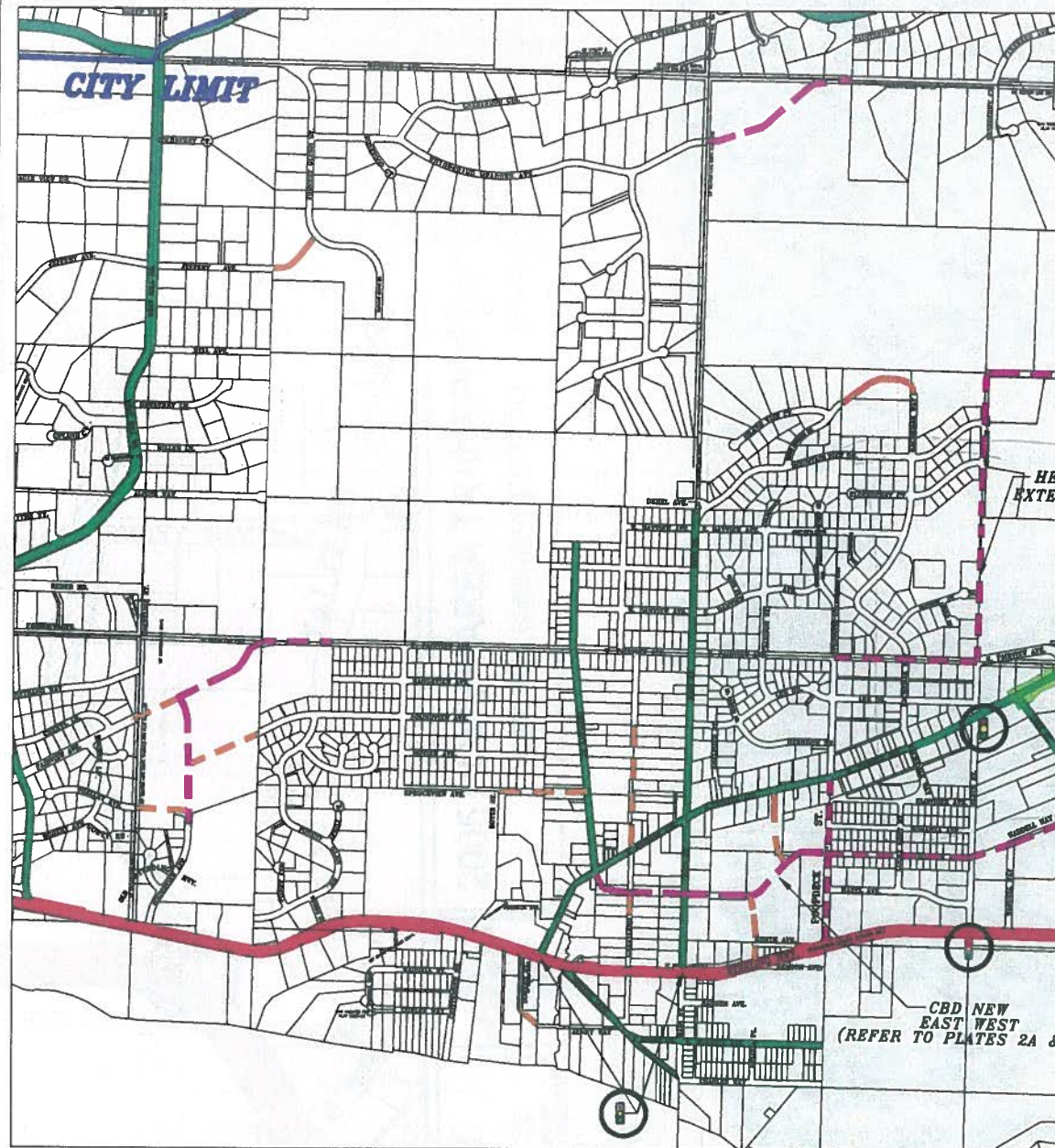
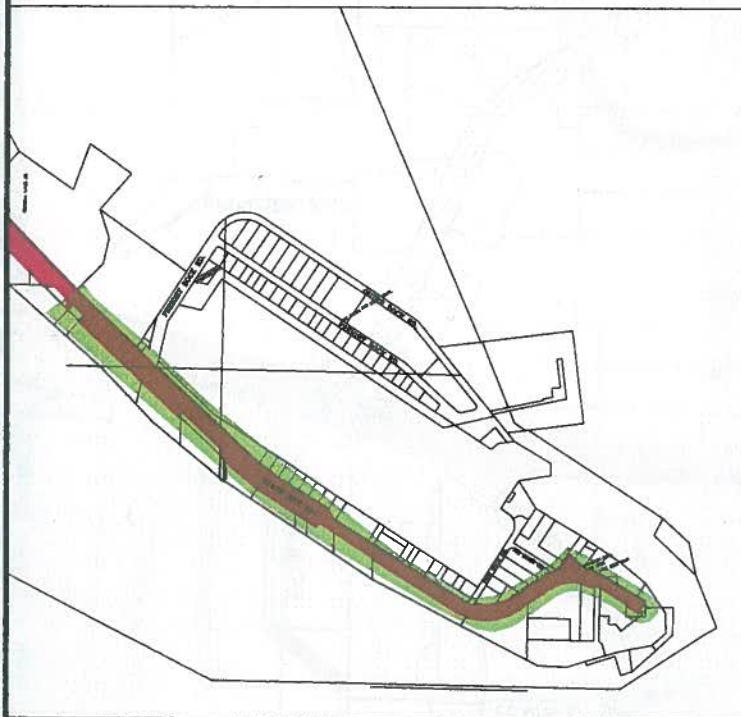
CITY OF HOMER
PLANNING/ZONING



VIEW 1

VIEW 2

GRAPHIC SCALE
7500 0 7500 15000



LEGEND

EXPAND TO 3 LANES

MODELS EXTENSION

GRAPHIC SCALE
750 0

NOTE:
THE ALIGNMENT OF
IMPROVEMENTS SHOWN
MEANT TO BE ADDED

June 17th planning meeting

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HI-PR V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAR" (PIO T10155).

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986666.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

4. THE 10 FEET FRONTING THE SPRUCE LANE AND JACK GIST LANE RIGHT-OF-WAYS, AND THE 15 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY, AND THE FRONT 20 FEET WITHIN S FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. 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.

5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER.

7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

8. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2020) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.

9. EXISTING CREEKS ARE SUBJECT TO DRAINAGE EASEMENT(S) PER HOMER CITY CODE AND PER THE PARENT PLAT (HM 2002-27). APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.

10. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 97 HRD).

11. SEWER AND WATER AND SEWER EASEMENTS ARE CENTERED ON THE LOT LINES UNLESS INDICATED OTHERWISE.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	81°25'17"	25.00'	35.53'	S 49°15'29" E	32.61'
C2	10°58'45"	100.00'	115.68'	S 10°58'45" W	114.46'
C3	30°29'28"	230.00'	122.40'	S 15°11'37" W	120.98'
C4	62°10'55"	25.00'	27.13'	S 31°02'21" W	25.82'
C5	152°11'07"	50.00'	132.81'	S 13°57'45" E	97.07'
C6	92°02'42"	50.00'	80.32'	N 82°55'25" E	71.96'
C7	48°47'51"	50.00'	42.58'	S 26°39'18" E	41.31'
C8	53°55'59"	50.00'	47.07'	N 24°42'37" E	45.35'
C9	91°14'53"	50.00'	79.84'	N 82°34'52" W	71.82'
C10	81°14'53"	50.00'	79.84'	N 77°31'36" E	65.11'
C11	61°32'55"	50.00'	54.00'	N 30°54'36" W	51.42'
C12	47°42'36"	50.00'	41.63'	N 23°53'10" E	40.44'
C13	47°42'36"	50.00'	41.63'	N 71°35'48" E	40.44'
C14	47°42'36"	50.00'	41.63'	N 60°41'38" W	40.44'
C15	90°00'00"	25.00'	39.27'	N 45°01'02" E	35.36'
C16	65°12'51"	50.00'	56.91'	S 38°52'42" W	53.89'
C17	62°54'34"	50.00'	54.90'	N 77°03'38" W	52.18'
C18	98°45'59"	50.00'	86.19'	N 3°48'41" E	75.91'
C19	90°00'00"	25.00'	39.27'	N 44°58'08" W	35.36'
C20	25°42'48"	170.00'	76.29'	S 4°18'34" W	75.65'
C21	13°18'23"	170.00'	39.38'	S 23°48'10" W	39.29'
C22	14°09'02"	230.00'	58.80'	S 23°21'50" W	56.66'
C23	5°03'01"	230.00'	20.27'	S 15°45'49" W	20.27'
C24	5°08'45"	230.00'	20.86'	S 8°39'56" W	20.85'
C25	6°08'40"	230.00'	24.67'	S 3°01'13" W	24.65'
C26	30°45'05"	25.00'	13.42'	S 15°19'26" W	13.26'
C27	31°25'50"	25.00'	13.71'	S 45°24'53" W	13.54'
C28					

LEGEND

- INDICATES 3-1/4" ALCAP MONUMENT (1301-S 1974) RECOVERED THIS SURVEY
- INDICATES 2-1/2" BRASS CAP MONUMENT (3686-S DATE ?) RECOVERED THIS SURVEY
- INDICATES S/B" REBAR WITH 2" ALCAP (7968-S, 1990) RECOVERED THIS SURVEY
- INDICATES S/B" REBAR (CAP MISSING) (5780-S PER HM 2002-27) RECOVERED THIS SURVEY
- INDICATES RECORD DATA PER HM 99-83

INDICATES LIMIT OF DISCHARGE SLOPE DESIGNATION PER KENAI WATERSHED FORUM WETLANDS ASSESSMENT

INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

NW 1/4 SEC. 15
3-1/4" ALCAP MON
1301-S 1974
N=107,811.0253
E=100,799.5510

LOT 15
HM 81-33

LOT 7 BLK 3
HM 78-118

LOT 8 BLK 3
HM 78-118

LOT 9 BLK 3
HM 78-118

LOT 12 BLK 3
HM 78-118

LOT 14 BLK 3
HM 83-19

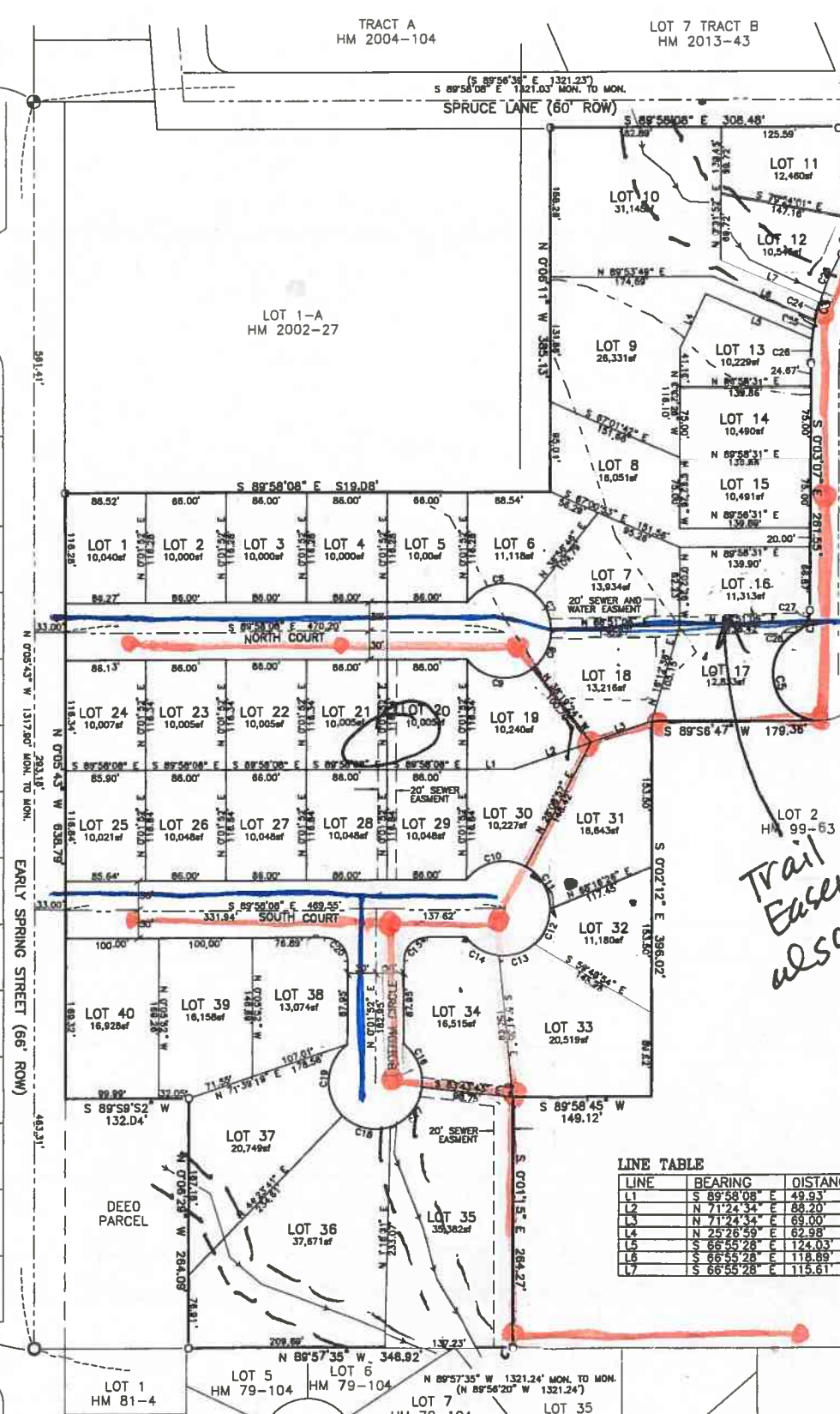
LOT 16 BLK 3
HM 83-19

LOT 18 BLK 3
HM 83-19

LOT 20 BLK 3
HM 83-19

LOT 22 BLK 3
HM 83-19

1/4 SEC. 16/15
2-1/2" BRASS CAP MON
3686-S (DATE OBLITERATED)
N=108,493.1925
E=100,801.7413



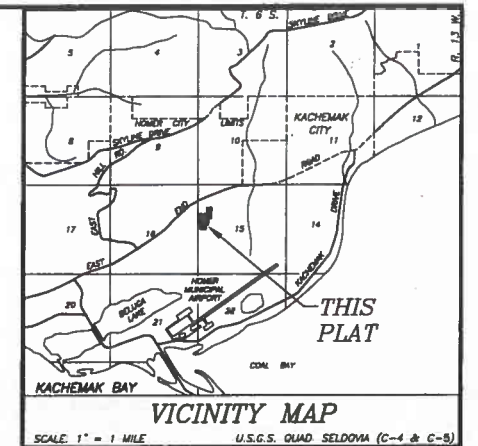
PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=80'



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MIKE ARNO
807-9372
HOMER, ALASKA 99603

WEISSER PROPERTIES, LLC
JASON WEISSER, MANAGER
125 N. WILLOW STREET, SUITE 8
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGMENT

FOR MIKE ARNO

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR TOM STAFFORD

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

* Need Easement
for sewer on cott property

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, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE 10 FEET FRONTING THE SPRUCE LANE AND JACK GIST LANE RIGHT-OF-WAYS, AND THE 15 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY, AND THE FRONT 20 FEET WITHIN S FEET OF THE SIDE LOT LINES.

WATER AND SEWER EASEMENTS AS SHOWN.

NORTH COURT (60' ROW), SOUTH COURT (60' ROW) AND BOTTOM CIRCLE (60' ROW).

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

BY: MARVIN YODER, ACTING CITY MANAGER
CITY OF HOMER, ALASKA

HOMER RECORDING DISTRICT KPB FILE No. 2020-???

JACK GIST SUBDIVISION NO. 3

THE SUBDIVISION OF LOT 1-B
JACK GIST SUBDIVISION NO. 2 (HM 2002-27)
LOCATED WITHIN THE SW 1/4 NW 1/4 SEC 15,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 14.846 ACRES

OWNER:
TRILOGY DEVELOPMENT, LLC PO BOX 1772 HOMER, AK 99603

GEOVERA, LLC

PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

DRAWN BY: SCS

DATE: MAY 2020

SCALE: 1" = 80'

CHK BY: SCS

JOB #2020-22

SHEET 1 OF 1

WASTEWATER DISPOSAL

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



GRAPHIC

58

SURVEYOR

LICENSE # DATE

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:

Jack Gist Subdivision No. 3 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, June 17, 2020 at 6:30 p.m. The meeting will be held as a virtual webinar.

Anyone wishing to view the complete proposal, attend the virtual meeting, or participate in the virtual meeting may do so by visiting the Planning Commission Regular Meeting page on the City's online calendar at <https://www.cityofhomer-ak.gov/calendar>.

To provide verbal testimony during the meeting, you may submit an online form by visiting the Planning Commission Regular Meeting page at the link above OR by calling the City Clerk's Office at the number below, prior to 4:30 p.m. on the day of the meeting.

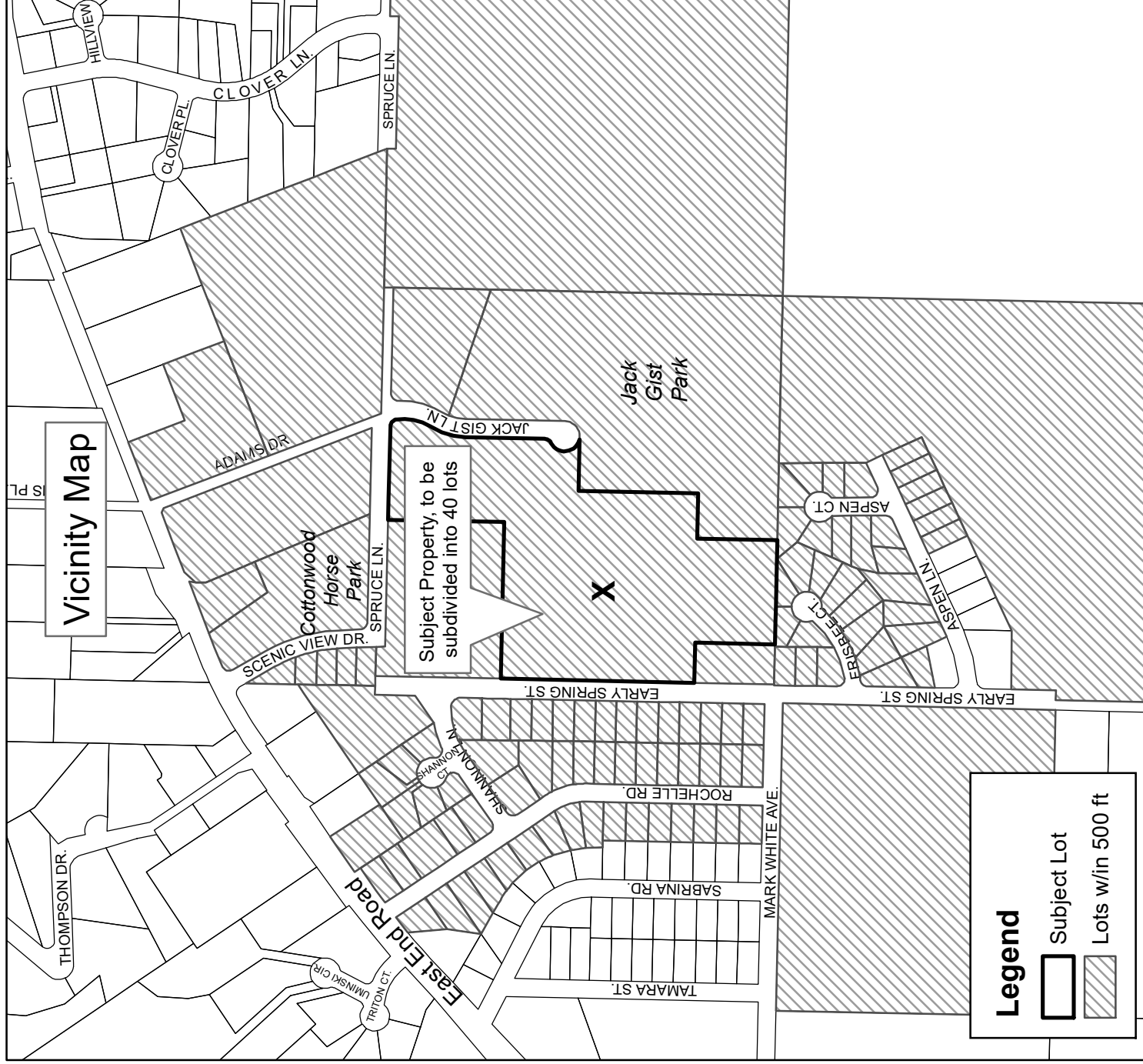
To provide written testimony, you may: 1) submit it via email to planning@ci.homer.ak.us, 2) slip it in the 24/7 drop box at the upstairs entrance to Homer City Hall, or 3) mail it to Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603, (must be received) prior to 4 p.m. on the day of the meeting.

If you have questions about the proposal, need additional information, or have questions about how to participate in the virtual meeting, please contact the Planning and Zoning Office at 235-3106 or the City Clerk's Office at 235-3130.

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

.....

VICINITY MAP ON REVERSE



Vicinity Map

Subject Property, to be subdivided into 40 lots

X

Legend

-  Subject Lot
-  Lots w/in 500 ft

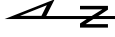
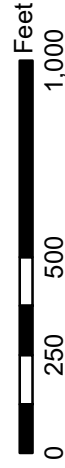


City of Homer
Planning and Zoning Department

6/2/2020

Jack Gist Subdivision No. 3 Preliminary Plat

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.

Note: property owners received a full 11" x 17" copy of this plat

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HPKAR V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMER" (PID 170155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMER" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS $-117^{\circ}13.4'$. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMER" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GRID DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE, NORTH COURT, SOUTH COURT AND BOTTOM COURT RIGHT-OF-WAYS, AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. THE ENTIRE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY IS A UTILITY EASEMENT. 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.
5. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
6. THESE LOTS ARE SERVED BY CITY OF HOMER SEWER AND WATER.
7. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
8. SET A 5/8" X 30" REBAR WITH 2" ALCAP (7538-S 2020) AT ALL LOT CORNERS AND RIGHT-OF-WAY POINTS OF CURVATURE UNLESS INDICATED OTHERWISE.
9. EXISTING DRAINAGES ARE SUBJECT TO 20 FOOT UTILITY DRAINAGE EASEMENTS CENTERED ON THE CENTERLINE OF THE EXISTING DRAINAGES. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.
10. THE LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK18, PG 97 HRD).
11. SEWER, WATER AND PEDESTRIAN TRAIL EASEMENTS ARE CENTERED ON THE LOT LINES UNLESS INDICATED OTHERWISE.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	81.0217°	170.00'	115.58'	S 49.152° E	32.81'
C2	105.584°	170.00'	115.58'	S 10.584° E	113.48'
C3	30.2928°	230.00'	122.40'	S 18.111° W	120.96'
C4	42.1016°	250.00'	127.11'	S 11.924° W	124.00'
C5	15.1107°	50.00'	13.81'	S 13.574° E	97.07'
C6	86.0000°	50.00'	78.50'	N 80.241° E	44.49'
C7	22.5014°	50.00'	46.11'	S 24.403° E	42.49'
C8	53.5559°	50.00'	47.07'	N 24.423° E	45.35'
C9	81.2294°	50.00'	78.84'	S 82.142° E	71.62'
C10	81.1453°	50.00'	70.90'	N 77.313° E	55.11'
C11	81.3311°	50.00'	73.72'	N 51.742° W	51.17'
C12	46.0221°	50.00'	41.92'	N 23.431° E	40.70'
C13	47.4236°	50.00'	41.63'	N 71.346° E	40.44'
C14	47.4236°	50.00'	41.63'	N 60.741° E	40.44'
C15	30.0000°	25.00'	39.27'	N 61.512° E	35.36'
C16	59.2214°	50.00'	51.81'	N 23.243° W	49.25'
C17	62.2442°	50.00'	46.11'	N 77.033° W	50.18'
C18	62.2442°	50.00'	46.11'	N 77.033° W	50.18'
C19	25.4238°	170.00'	76.29'	S 21.834° W	75.65'
C20	25.4238°	170.00'	76.29'	S 21.834° W	75.65'
C21	14.0919°	250.00'	56.80'	S 21.740° W	25.85'
C22	53.0101°	230.00'	20.27'	S 14.634° W	20.26'
C23	53.0101°	230.00'	20.27'	S 14.634° W	20.26'
C24	6.9840°	230.00'	24.67'	S 9.011° W	24.65'
C25	30.4545°	25.00'	13.71'	S 48.243° W	13.54'
C26	31.2250°	25.00'	13.71'	S 48.243° W	13.54'

LEGEND

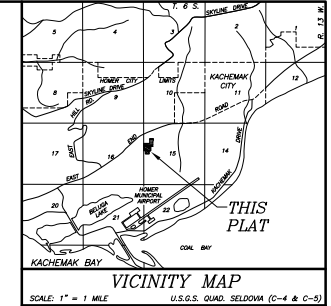
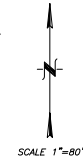
- INDICATES 3-1/4" ALCAP MONUMENT (1301-S 1974) RECOVERED THIS SURVEY
- INDICATES 2-1/2" BRASS CAP MONUMENT (3686-S DATE ?) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR WITH 2" ALCAP (7968-S, 1990) RECOVERED THIS SURVEY
- INDICATES 5/8" REBAR (CAP MISSING) (5780-S PER HM 2002-27) RECOVERED THIS SURVEY
- () INDICATES RECORD DATA PER HM 99-63
- INDICATES LIMIT OF DISCHARGE SLOPE DESIGNATION PER KENAI WATERSHED FORUM WETLANDS ASSESSMENT
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

MIKE ARNO
PO BOX 1772
HOMER, ALASKA 99603

WEISSER PROPERTIES, LLC
JASON WEISSER, MANAGER
125 N. WILLOW STREET, SUITE B
KENAI, ALASKA 99611

NOTARY'S ACKNOWLEDGMENT

FOR MIKE ARNO
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR JASON WEISSER
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

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 USE AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

UTILITY EASEMENTS WITHIN THE 15 FEET FRONTING THE SPRUCE LANE, JACK GIST LANE, NORTH COURT, SOUTH COURT AND BOTTOM COURT RIGHT-OF-WAYS AND THE 20 FEET WITHIN 5 FEET OF SIDE LOT LINES, AND THE 20 FEET FRONTING THE EARLY SPRING STREET RIGHT-OF-WAY.

WATER, SEWER, PEDESTRIAN TRAIL AND DRAINAGE EASEMENTS AS SHOWN.

NORTH COURT (60' ROW), SOUTH COURT (60' ROW) AND BOTTOM COURT (60' ROW).

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

BY: _____ DATE: _____
MARVIN YODER, ACTING CITY MANAGER
CITY OF HOMER, ALASKA

HOMER RECORDING DISTRICT KPB FILE NO. 2020-???

JACK GIST SUBDIVISION NO. 3

THE SUBDIVISION OF LOT 1-B
JACK GIST SUBDIVISION NO. 2 (HM 2002-27)
LOCATED WITHIN THE SW1/4 NW 1/4 SEC. 15,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 14.846 ACRES

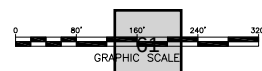
OWNER:
TRILOGY DEVELOPMENT, LLC, PO BOX 1772 HOMER, AK 99603

GEOVERA, LLC
PO BOX 3235
HOMER ALASKA 99603
(907) 399-4345
EMAIL: scsmith@gci.net

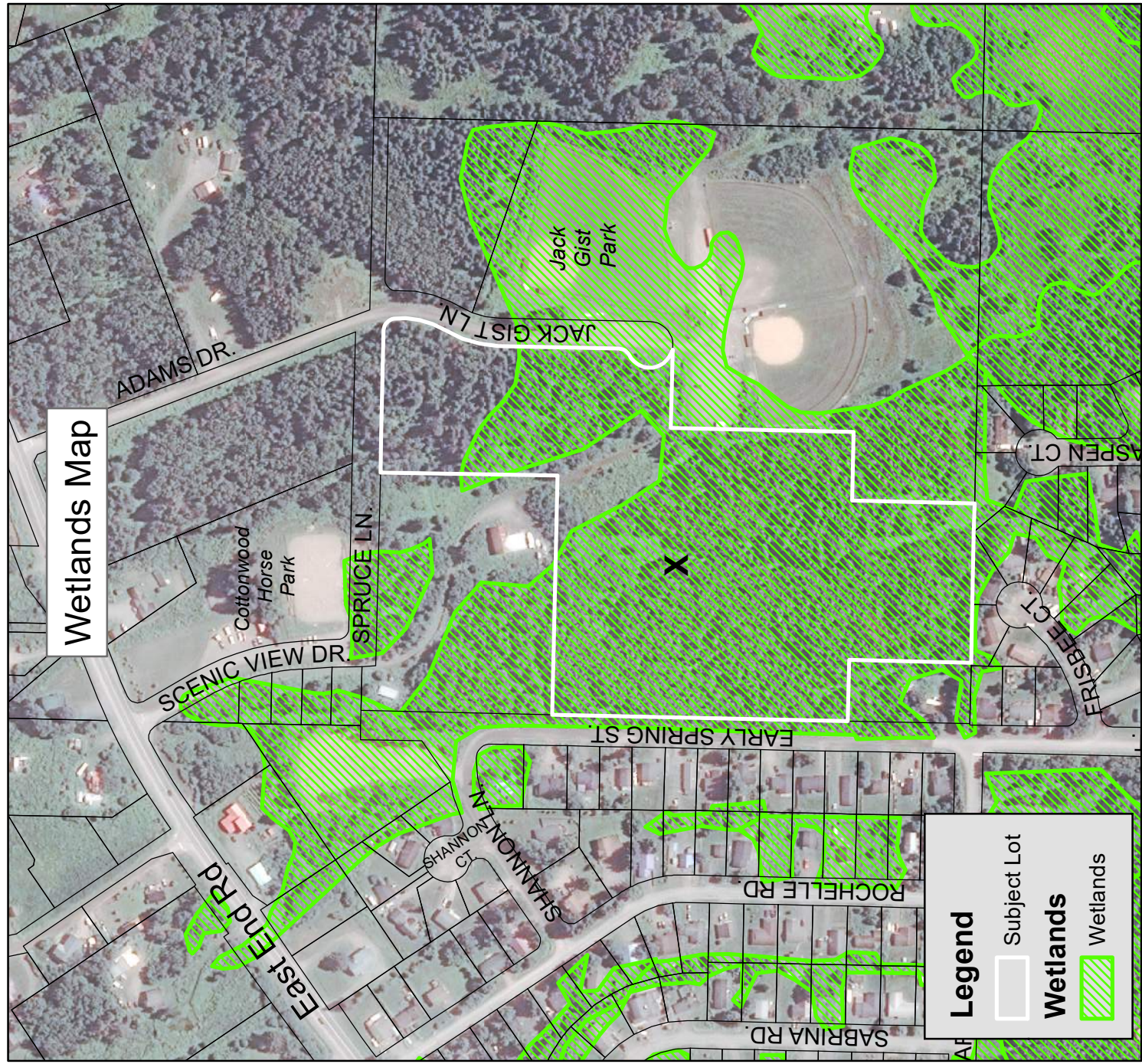
DRAWN BY: SC5 DATE: MAY 2020 SCALE: 1" = 80'
CHK BY: SC5 JOB # 2020-22 SHEET 1 OF 1

WASTEWATER DISPOSAL

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



SURVEYOR _____ LICENSE # _____ DATE _____



Wetlands Map

Subject Lot

Wetlands

Wetlands

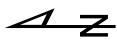


City of Homer
Planning and Zoning Department

6/2/2020

Jack Gist Subdivision No. 3 Preliminary Plat

2016 photo; property lines not exact;
use with care. Wetlands information
may not be current.



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.



Aerial Map

Legend

Subject Lot
 10Ft Topo

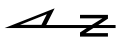


City of Homer
Planning and Zoning Department

6/2/2020

Jack Gist Subdivision No. 3 Preliminary Plat

2016 photo; property lines not exact;
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City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov
(p) 907-235-8121 x2222
(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Marvin Yoder, Interim City Manager
DATE: June 4, 2020
SUBJECT: City Manager's Report for June 8 City Council Meeting

Capital Projects and Resolution 20-051

The City Manager's Office has been working with Department Heads to compile a list of approved capital projects from 2018-2021 under the direction given through Resolution 20-051. The City has to look at more than 2020 projects alone because capital projects, once approved, have a lifespan of 3 years (which is why 2018 & 2019 are under consideration); 2021 is included in the spreadsheet because of the "trickledown effect," meaning if there is a delay for projects approved between 2018-2020, it may cause the departments to have to reevaluate what was scheduled to occur for 2021. This information will be presented to Council at their June 22 meeting.

Airport CARES Funding

After receiving DOT&PF's response to the City's inquiry regarding the State's use of CARES Act funds at the Homer Airport, the City Manager's Office requested support from Senator Stevens' office to investigate further. Below is the response Senator Stevens' Legislative Aide Doug Letch received from DOT&PF's liaison:

"As far as the CARES Act FAA money I referenced, there are 2 slices of that pie pertinent to DOT&PF – the second of which applies to our rural airports such as Homer:

1. 33M for the Alaska International Airport System (Anchorage and Fairbanks only); and
2. \$49M for the rural airport system (the other 237 state-owned/maintained airports).

As the terminal owner, the city of Homer is merely a tenant on the airport and one of DOT&PF's airport customers/lessees. This CARES Act funding is not able to be passed/funneled to an airport tenant. The City is probably eligible for separate CARES Act funding available to communities which they could then use for their terminal, but not the FAA portion. The Department's intent remains to utilize this funding to keep operating our airport system safety and efficiently."

RAVN Bankruptcy Update

The City recently received a Proof of Claim 410 Form from RAVN. This form is for making a claim for payment in a bankruptcy case which Attorney Gatti and his associates are processing. Enclosed please find an article recently published in ADN highlighting the financial tug of war going on between RAVNAir and the bank.

COVID 19 Expenditures

Council recently authorized an additional \$80,000 to be used for material and service costs associated with COVID-19 response. This projection included \$20,000 for the online reservation system, which has not been purchased. As Public Works looked at the efficacy of our “new normal”, they realized such a reservation system is not effective for how the campground is currently situated. That being said, the department would like a way to reduce cash handling at the campground. IT Manager Poolos has recommended a payment kiosk, like the ones Port/Harbor uses for parking. Getting these is a involved and expensive proposition, and this effort has been put on hold. The bottom line is Public Works will not be buying the online reservation system, which provides \$20,000 in funds to be allocated to other needs for COVID-19 response. In my last Manager’s Report I let Council know I would keep them apprised of any changes for the funds appropriated by the emergency ordinance. So far, I know the funds have been used to purchase plexiglas and fabricate sneeze guards in City buildings; buy supplies needed to assist departments in reopening; purchase the side by side for Public Works-parks; and two more reader boards. I would appreciate guidance from Council on what type of financial reporting they would like to see of these funds and personnel costs and if an update provided at the second meeting each month would suffice.

Requests for CARES Act Funding

The City has received two major funding requests so far for CARES Act funding. Currently Council is prioritizing the first distribution of funds to small businesses through a soon to be adopted SBERG program. There has also been discussion concerning how to address the disbursement of funds to households and nonprofits. Staff are looking for direction from the body on how to address incoming requests like the ones received from SPH and AML and look forward to receiving input from Council on how to structure the disbursement of future funds to impacted households and nonprofits.

Library to Apply to Grant Funded by CARES Act

There is grant money available to libraries through the CARES Act. Library Director Berry is applying for funds that would allow Homer’s Public Library to significantly overhaul current technology used. Among other things, the Library would like to extend the wireless signal to the parking lot, acquire laptops for checkout, get self-checkout machines and convert the library to RFID technology, and replace the existing print-management system with one that can handle remote printing.

The Institute for Museum and Library Services is offering this grant specifically for upgrading library services: <https://www.imls.gov/sites/default/files/fy20-cag-ml-nofo.pdf>. The City can spend money on the library out of the CARES Act funds it receives but Director Berry believes this is a supplemental extra and that the City would be able to accept these funds as long as it does exceed the \$10 million total request from the federal government for a single year.

SBERG and Conflict of Interest

After checking in with City Clerk Jacobsen, if a Councilmember could apply to the SBERG program currently being drafted but isn’t going to, she does not think there’s a conflict but suggests that Councilmember disclose it on the record. If a Councilmember intends to apply or their family member is going to, then their intent should be disclosed and the Mayor can rule on the conflict of interest.

EDA 2019 Disaster Grant Resubmitted

The City was invited by the US Department of Commerce’s Alaska Economic Development Representative to restructure and resubmit our Federal 2019 EDA Disaster Recovery Program grant application, narrowing the scope to just emergency communications scope of work. The communications equipment budget was \$175,165. The grant requires a 20% match, bringing the City’s financial commitment requirement to \$35,973. Council passed Resolution 19-090 expressing the City’s commitment to matching funds. If the City receives this grant, staff will present an ordinance before Council requesting permission to provide matching funds. Special Projects and Communications Coordinator Carroll has successfully resubmitted the City’s application to secure communications equipment

for the Port & Harbor and I applaud her ability to accomplish this project while managing the demands of being the City's PIO.

RFP for Lobbying Services

Council received the FY2022 Legislative Request Development Schedule in the last packet. Using this proposed schedule, staff recommends the RFP for Lobby Services be issued the first week of August, which is when the proposed priorities and projects are under review by staff and Council. Resolution 20-023 indicated that the cost for lobbying services would be split between the General Fund and Harbor Fund however a dollar amount was not set. In 2011, Council allocated \$44,000 for lobbying services. As we move closer to August, staff would like direction from Council on if setting a dollar amount would be most appropriate in the RFP or leaving the dollar amount open, and when the term of services would begin and end for the firm. Budget would have to most likely be established for FY20 and FY21 as it may take the lobbyist time before the legislative session begins to get caught up on all the City's projects.

Library Fines

Library Director Berry has proposed cancelling all outstanding fines in order to give the public a blank slate. This would give the Library an opportunity to clean up its "long-dead records" (the Library still has fines on the books stretching back to 2006 and it is unlikely these fines will be paid). For reference, the total amount of outstanding fines since January 1, 2018, is roughly \$11,300. Alternatively, another option would be for the Homer Public Library to go permanently fine-free. This is a trend that has been sweeping the nation, and would put us in the company of public libraries in Anchorage and Soldotna. Staff can investigate this further if there is interest from Council.

CPV Funds

The City recently submitted a letter to the Borough regarding the acceptance of 2019 Commercial Passenger Vessel Tax Allocations to be applied to the City's Ramp 2 Restroom Project, which was provided in Council's last packet. In November of 2019, the balance of the P&H Reserve Funds still needing reimbursement by the CPV funds totals \$105,587.50. The City is anticipated to receive \$35,455 for calendar year 2019. CPV funds must be used for improvements that directly benefit cruise ship passengers. Located at the center of the retail area for the Homer Spit and the launching point for many recreational day trips, the Ramp 2 Restroom has been heavily used (and appreciated) by cruise ship passengers, and the community.

	478,492.00	Total Ramp 2 Restroom Project Cost
-	108,427.00	Maximum LWCF reimbursement (125,000 maximum - \$16,573 indirect cost)
=	370,065.00	
-	102,152.50	Accumulated STATE CPV funds through FY2016 (Calendar Year 2017)
=	267,912.50	
-	94,977.50	Borough CPV funds FY2016-2018 (Calendar Years 2017-2019)
=	172,935.00	
-	67,347.50	State CPV funds FY2017-2018 (Calendar Years 2018-2019)
=	105,587.50	Balance of P&H Reserve Funds to be reimbursed by future CPV funds (likely in FY2020)

Peony Festival Funding Request

The Growers Association in partnership with Chambers is putting on a Peony Festival to help celebrate that Homer is the City of Peonies. Per Chambers Executive Director Brad Anderson, “They are looking at holding the festival July 10-25. Most of the events will be taking place at the different growers farms and some demonstrations at the Farmers Market. They want to coordinate with the Art Galleries to showcase peony themed art and want to make flowers available around the city...Given the challenges that the COVID situation placed on us this year, this seemed to be a good year to help the Growers Association to launch this program as it will be mainly outside and can work with smaller groups of people. The Chamber will mainly be helping them with their marketing efforts but the Growers Association will be coordinating the event activities. A question was raised to see if the City would be able to help sponsor in any way so I am reaching out to you with that question. Any dollars raised will go towards marketing the event.”

There have been a few instances where Council has given money to organizations other than through Homer Foundation grants and agreements in place like the current marketing contract with Chambers, the animal shelter, and Pratt Museum. This typically happens by Mayor or Council sponsored legislation. For example, Council provided funds for the SPARC building through Ordinance 16-21.

Speed Monitoring Unit on Mattox

HPD’s speed monitoring unit has now been on Mattox for 7 days and will remain for an additional week. The speed monitoring unit was deployed when Public Works Director Keiser received a complaint of speeding in the area. Here are the results from week one:

Total number of vehicles	1850
Average speed	18.15
Vehicles over 30mph	7
31	2
33	4
37	1

Out of the 1,850 vehicles, one was travelling fast enough to warrant a traffic stop and probably a ticket. These speeds on Mattox do not reflect a need for any additional speed enforcement in the area.

Recently, staff came up with a plan to address speeding complaints in town. The first part of the plan deploys HPD’s speed monitoring unit to the area to collect data and see if there is a problem. As an aside, staff’s development of a traffic calming policy manual has been put on hold.

Dedication and Competence

May was a very busy and productive month for the City of Homer. The City’s hardworking leadership staff are to be commended for their dedication and competence during this time.

- Police Chief Mark Robl responded to several inquiries from council members and staff. First in regard to the tragic event in Minneapolis he explained the training and diligence of the Homer Police Department to avoid any of that type of behavior in Homer. He also gave thoughtful responses to questions about speed control, dog leash laws, body cameras and more.
- Dave Berry along with his staff worked diligently to meet the public desire to use the Library services while at the same time recognizing the need to protect staff and the public from the Coronavirus.

- Jan Keiser with many challenges from the COVID shutdown was able to get the Public Works ramped up for an increased workload as summer begins but also spent many hours working on the new ROW Clearing Ordinance.
- Elizabeth Walton has had a substantial increase in the Finance Department workload to account for all COVID related expenses and to prepare for the CARES act spending. She also was tasked with an additional effort to determine trends that may affect our annual budget due the economic slowdown.
- Bryan Hawkins' responsibility was to be prepared for the massive increase in the port activities as summer begins while complying with all the State Mandates regarding the Coronavirus. The increased traffic at the port was handled well. While at the same time Bryan was also involved in projects that continue to progress toward the construction of the Large Vessel Harbor project, the Cathodic Protection project and the upgrade of the Radio communication system.
- Chief Mark Kirko not only maintained the Fire Department at the ready but also served as head of the Incident Command group dealing with all aspects of the Coronavirus impacts on the Homer community.

In addition to these we had extra effort from staff including the Personnel Director, the Public Information Officer, the City Engineer and others.

Thanks to all of you for a job well done during a difficult time.

Enclosures:

1. June Employee Anniversaries
2. ADN Ravn Article
3. Letter received from SPH
4. Flyer received from KPEDD
5. Email received from constituent Amanda Campbell regarding 5G
6. Police Station Building Update
7. June 2, 2020 HPD Statement



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 CITY COUNCIL
FROM: Andrea Browning
DATE: June 8, 2020
SUBJECT: June Employee Anniversaries

I would like to take the time to thank the following employees for the dedication, commitment and service they have provided the City and taxpayers of Homer over the years.

Levi Stradling,	Public Works	18	Years
Melissa Jacobsen,	Clerks	16	Years
Mike Illg,	Admin	14	Years
Rachel Tussey,	Clerks	9	Years
Manfred Kirchner,	Public Works	8	Years
Mike Szocinski,	Public Works	8	Years
Brandon Moyer,	Public Works	4	Years
Jessica Poling,	Police	3	Years
Jessica Roper,	Police	2	Years
Bethany Christman	Public Works	1	Year
Russell Anderson	Public Works	1	Year

ANCHORAGE DAILY NEWS

Aviation

Bank seeks to liquidate RavnAir Group assets to cover debts

✍ Author: Associated Press ⌚ Updated: 4 days ago 📅 Published 6 days ago



Some of the Ravn Connect Part 135 aircraft that served rural Alaska were parked at Palmer Municipal Airport on April 2, 2020. (Bill Roth / ADN)

Alaska's largest rural airline is working to prevent a liquidation of its assets sought by a bank representing lenders seeking payment of \$90 million in debt.

RavnAir Group has touted \$30 million in federal COVID-19 aid that the carrier said the government could grant if a potential buyer is found, Alaska's Energy Desk reported Thursday.

Advertisements to sell the company have appeared in the Anchorage Daily News and the Wall Street Journal, while court documents said a half-dozen potential buyers have signed non-disclosure agreements to review sensitive company data.

French international bank BNP Paribas SA wants RavnAir's planes sold off piecemeal through a liquidation process that would permanently shutter the company.

RavnAir cited the economic impact of the coronavirus when the company halted operations April 5, laying off staff and filing for Chapter 11 bankruptcy protection.

RavnAir is majority-owned by private equity companies J.F. Lehman and Co. and W Capital Partners LLC. Before the pandemic, the company operated 72 planes and had 1,300 workers.

"If it comes together that there's somebody who's interested in taking the (federal) money and funding a plan, that would be great news," BNP Paribas attorney David Neier said at a federal bankruptcy hearing Wednesday.

"But we're not giving up the liquidation process because there is no other path that has emerged that will work with this estate," Neier said.

[Southeast Alaska commuter airline makes offer to resurrect PenAir amid Ravn bankruptcy]

RavnAir owes millions of dollars to an array of businesses inside and beyond Alaska known as "unsecured creditors" in the bankruptcy case.

Those companies would benefit from the airline remaining intact and generating revenue, but their claims rank behind the \$90 million in debts to the "secured creditors" represented by BNP Paribas.

RavnAir estimates a liquidation would raise no more than \$41 million, which would not be enough to pay the claims of unsecured creditors including Anchorage-based Petro Star Inc., GCI LLC and Northern Air Cargo Inc.

For most people, the coronavirus causes mild or moderate symptoms, such as fever and cough that clear up in two to three weeks. For some, especially older adults and people with existing health problems, it can cause more severe illness, including pneumonia and death. The vast majority of people recover.



Administration
4300 Bartlett Street
Homer, AK 99603
907-235-0325 F.907-235-0253

June 2, 2020

Homer City Council
Mayor Castner
c/o Marvin Yoder, Interim City Manager
491 East Pioneer Avenue
Homer, Alaska 99603

Dear Homer City Council and Mayor Castner,

We are writing today to ask for assistance from the City of Homer, through a grant from the CARES Act Municipal Funds allocation. As you know, South Peninsula Hospital has played a significant role in our community's response to the COVID-19 pandemic by providing testing, emergency planning, mitigation, alternate care sites, media announcements, and treatment of affected residents. We are grateful for our collaboration with the City of Homer to ensure that public health and wellness needs are being met. We ask that our partnership also extend to partial remuneration for emergency response expenditures that are not otherwise covered by outside funding sources or patient charges.

As you may know, South Peninsula Hospital received funding from the CARES Act designated for rural healthcare providers. Unfortunately, that funding has left a shortfall of over \$1.7 million in COVID-19 related expenditures to date. We are hoping to bridge some of that shortfall by reaching out to our local governments and the Kenai Peninsula Borough for assistance.

Specifically, expenses related to testing, alternate care sites, and PPE are quickly accelerating as we try to meet the demand of the community, our fisherman, and state mandates. The loss of Homer's only commercial airline has disrupted the timely transport of our tests to Anchorage, which we have addressed by the use of paid staff members which transport our specimens daily by roadway. The expansion of testing in different locations such as the Homer spit, Nikolaevsk and other locations has increased our salary costs and taxed our available staff. Further, supply chain disruptions and increased worldwide demand has made the acquisition of personal protective equipment (PPE) costly and unreliable.

We are committed to offering the best possible patient care to City of Homer residents and to our service area no matter the cost. However, as a rural non-profit hospital our future depends upon our ability to maintain our financial health. As such we ask that that you please consider offering a grant to South Peninsula Hospital for a portion of our eligible direct COVID-19 expenditures. We welcome the opportunity to discuss this with you further.

Regards,

A handwritten signature in black ink that reads "Ryan K. Smith".

Ryan Smith, CEO



AK CARES ACT

Funding Program Information

Tim Dillon, KPEDD Executive Director
www.kpedd.org - 907-283-3335
Tim@kpedd.org

Dept. Commerce, Community & Economic Development
www.commerce.alaska.gov

Alaska Industrial Development & Export Authority
www.aidea.org

Credit Union One - www.cu1.org

Foraker Group (non-profit assistance)
www.forakergroup.org



KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT
WWW.KPEDD.ORG - 907-283-3335 - TIM@KPEDD.ORG

AK CARES FUNDING PROGRAM

The AK CARES Funding Program is structured as a coronavirus relief fund. KPEDD is assisting with the outreach in the Kenai Peninsula.

The Alaska Department of Commerce, Community and Economic Development (DCCED) has engaged the Alaska Industrial Development and Export Authority (AIDEA) to assist in program oversight

Grant amounts range from \$5,000 to \$100,000 per applicant business

Credit Union 1 is the program operator and will receive, review and process grant applications

The initial tranche of \$150,000,000 will be available for applicants on June 1, 2020

Rachel Friedlander

From: Marvin Yoder
Sent: Tuesday, June 2, 2020 8:31 AM
To: Amanda Campbell
Cc: Rachel Friedlander
Subject: RE: 5G coming to Homer raises concerns

I will bring your concerns to the City Council in the next Managers report.

Marvin Yoder

From: Amanda Campbell <fritzcreekfiddleheads@gmail.com>
Sent: Tuesday, June 2, 2020 8:21 AM
To: Department City Manager <City_Manager@ci.homer.ak.us>
Subject: Re: 5G coming to Homer raises concerns

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

Dear City Manager Marvin Yoder,

I wanted to follow up on the email I sent you last week and provide you with a few resources. There is an incredibly robust body of peer-reviewed, independent research documenting serious adverse health effects associated with exposure to wireless radiation ranging from cancer to neurodevelopment problems to infertility. You can view a partial digest of peer-reviewed, independent scientific research [here](#). I would also highly recommend you read [this](#) \$30 million-dollar study conducted by the U.S. National Toxicology Program which found "clear evidence" of cancer associated with chronic exposure to wireless radiation.

Lastly, our Alaska State Senator, Tom Begich, recently introduced a bill that would require the Department of Health and Social Services to prepare a science-based analysis of wireless radiation health risks in schools. You can view that bill text [here](#).

You have legal leverage to safeguard your constituents from small cell installations. That is why it's so important to consider adopting this ordinance, in part or in full, to protect our community from 5G antenna installations.

Thank you for your service to our community!

Sincerely,
Amanda Campbell

On Tue, 26 May 2020 at 19:04, Amanda Campbell <fritzcreekfiddleheads@gmail.com> wrote:
Please Pass Attached 5G Resolution; also attached is a sample local code and resolution calling for adequate health studies

Dear City Manager Marvin Yoder,

I am deeply disturbed by the planned installation of 5G-enabled antennas near our homes and schools in Homer. 5G-enabled "small cell" antennas have never been tested for long-term human safety. Meanwhile, a robust body of independent, peer-reviewed science has found that exposure to radio frequency (RF) microwave radiation ("wireless radiation"), the same type of radiation emitted by 5G-enabled small cells, is linked to a variety of adverse health problems ranging from cancer to infertility to neurodevelopment issues. Please consider adopting the attached sample 5G resolution. I have also included a sample local code and a resolution calling for a State Commission to Study the Health and Environmental Effects of 5G technology in Homer. There have been several towns that have unanimously approved a resolution calling on wireless providers to cease the build-out of 5G wireless infrastructure until such technologies have been proven safe to human health and the environment through independent research and testing.

Thank you for your consideration of this urgent matter.

Regards,
Amanda Campbell

PROGRESS STATUS REPORT
New Homer Police Station
May 8, 2020 through June 3, 2020

Work Completed this Period:

HVAC balancing. Door hardware coordination. Installation of IT systems, alarm systems and commissioning. D-1 and asphalt paving. Pavement markings. Begin landscaping. Topsoil in place and hydro-seeded. North lawn Art sculptures. Punchlist in progress.

Work to be Performed Next Period:

Complete evidence storage shed on east side. Final walkthrough and punch list. Auxiliary generator connections and certification. Landscaping continues. Art installations at carport. Flagpole installation. Elevator certification.

Schedule Status:

Project is approximately 96% complete.

Occupancy may be delayed due the COVID-19 logistics with Pro Comm and Motorola, both subcontractors with the City of Homer for communications. Dispatch Furniture supplier, (Watson), has advised our subcontractor, Pro Comm. Alaska, which due plant closure from COVID-19, advised of an approximate 2 month delay in the dispatch furniture delivery. The overall effect on occupancy date because of this is fluid and changes weekly. Relocation of the original HPD generator to the new HPD has been delayed due COVID-19 logistics for the new HVFD generator installation and certification. Relocation of original generator to the new HPD site is scheduled for June 8, dependent on an unconfirmed HEA date.

Anticipated Problems:

COVID-19 pandemic protocols have impacted vendor and supply chain, freight and overall stability of the schedule. CDC, State of Alaska and COH guidelines have been implemented and adhered to. This Public Works project is considered an essential project and work will resume in a restricted manner until advised otherwise. Conditions change daily.

At this point we are still on schedule for substantial completion on or about June 15, 2020. Cornerstone General Contractors has issued a letter stating that there are anticipated delays beyond their control due this COVID-19 situation. Letter previously submitted.

End of week, (Friday and/or Saturday), Daily Reports with site photos attached for information.

Prepared by: Pat McNary
Project Manager

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 05/01/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



05/01/20 | 05:31 PM



05/01/20 | 05:31 PM



05/01/20 | 05:29 PM



05/01/20 | 05:17 PM

Weather

6:00 AM
40°



Partly Cloudy

Wind: 3 MPH | Precipitation: .0" | Humidity: 87%

12:00 PM

46°



Overcast

Wind: 3 MPH | Precipitation: .01" | Humidity: 76%

4:00 PM

46°



Mostly Cloudy

Wind: 4 MPH | Precipitation: .03" | Humidity: 75%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	282
All Alaska Ceilings		0	0	116
Carl's Drywall & Paint		0	0	1634
Consolidated Roofing		0	0	547
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Continued forming at north side walks and curbs. Cut and installed mesh. Patched and sanded interior hand rails. Took detention furniture into cells installed re-lite frames, food trap doors and locking mechanisms.	5	8	3264
	Carl Brinkerhoff 05/01/20 07:20PM			
Duct or Sheet Metal		0	0	845
East Road Services		0	0	1089
Eyes Plumbing	Plumber, apprentice, two insulators and two balancers onsite today. Plumbers replaced two defective toilets, caulked sinks and toilets. Installed missing base board cover section. Insulators insulated ducts in vehicle evidence. Balancers continued work on balancing. Scott got heat working today.	6	6	2072
	Carl Brinkerhoff 05/01/20 07:36PM			
Ottis Elevator		0	0	194
Puffin Electric	Two electricians onsite working in various areas including fire alarms, access control and data.	2	6	3264.5
	Carl Brinkerhoff 05/01/20 07:43PM			

Rainbow Builders	Four flooring workers onsite today. Finished flooring at base of stairs. Installed rubber base at both levels. Packed up and left site, their work is complete. Good sub!	4	8	221
Carl Brinkerhoff 05/01/20 07:55PM				
Seabright surveys		0	0	6
Total		17	120	23196

Time Cards

No entry

Materials

No entry

Equipment

No entry

General Notes

1. Ordered concrete for Tuesday for north parking sidewalks and curbs, curbs at grid two. Pulled two rocks out for city to decide on which one they want embedded in main entry side walk as assault barrier.

Carl Brinkerhoff | 05/01/20 | 07:58PM

Site Safety Observations

1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 05/01/20 | 07:59PM

Quality Control Observations

1. All materials and workmanship performed onsite today met or exceeded project specifications.

Carl Brinkerhoff | 05/01/20 | 07:59PM

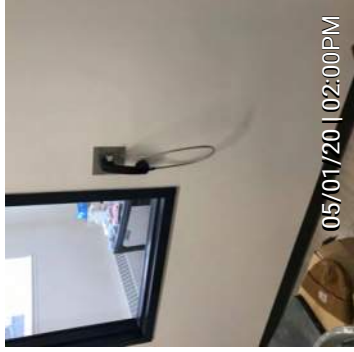
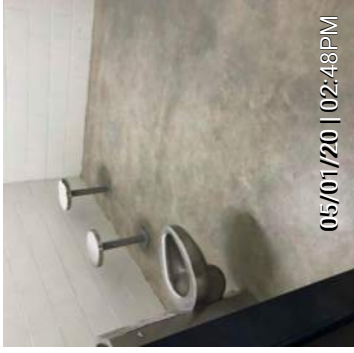
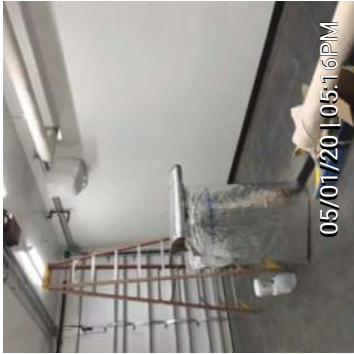
Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	☐	☒	☐	Door hardware, city supplied contractor installed cameras, attack rated re-lite glazing. ACS analog service to building. Carl Brinkerhoff 05/01/20 08:23PM
2. Any schedule delays occur?	☐	☐	☒	
3. Did weather cause any delays?	☐	☒	☐	Pat McNary was onsite. Mike Kennedy was onsite. Carl Brinkerhoff 05/01/20 08:23PM
4. Any visitors on site?	☐	☐	☒	
5. Any areas that can't be worked on?	As noted above			

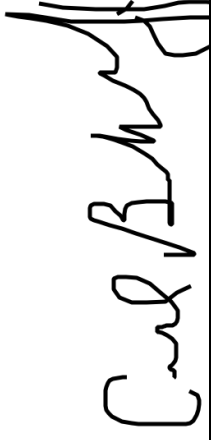
☐ ☐ ☒

6. Any equipment rented on site?

☐ ☒ ☐

Attachments



A handwritten signature in black ink, reading "Carl Brinkerhoff". The signature is written in a cursive style with a large initial "C" and "B".

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 05/01/20 | 08:23PM

SUBCONTRACTOR REPORTS

Fri 05/01/2020



Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1516.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1516.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)				24712.5

Homer Public Safety Building

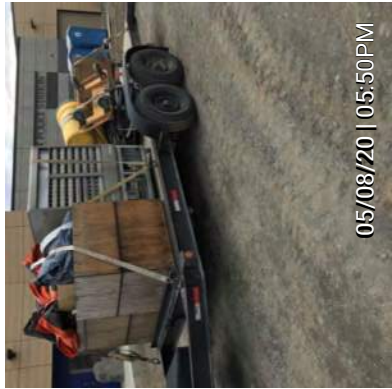
Grubstake Avenue Homer, Alaska 99603



Date Fri 05/08/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



05/08/20 | 05:50PM



05/08/20 | 05:06PM



05/08/20 | 05:01PM



05/08/20 | 05:01PM

Weather

6:00 AM
45°
Mostly Cloudy

Wind: 12 MPH | Precipitation: .13" | Humidity: 60%

12:00 PM
51°
Partly Cloudy

Wind: 9 MPH | Precipitation: .15" | Humidity: 52%

4:00 PM
52°
Mostly Cloudy

Wind: 9 MPH | Precipitation: .17" | Humidity: 53%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	282
All Alaska Ceilings		0	0	116
Carl's Drywall & Paint	Two painters onsite working on punch list items. Carl Brinkerhoff 05/08/20 06:56PM	2	4	1662
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Completed door hardware that we have to install. Installed re-lights that we have to install. Continued Sweeper component installation. Took delivery of exterior hairs rails and began installation. Completed interior railing installation at stairs. Carl Brinkerhoff 05/08/20 07:06PM	4	8	3424
Duct or Sheet Metal		0	0	855
East Road Services		0	0	1089
Eyres Plumbing	One control tech onsite working on DDC system. Carl Brinkerhoff 05/08/20 07:07PM	1	6	2196
Ottis Elevator		0	0	194
Puffin Electric		0	0	3312.5
Rainbow Builders		0	0	221
Total		7	46	23566

Time Cards

No entry

Materials		No entry		
Equipment		No entry		
General Notes				
1. Received exterior guard rails. Revived interior signs. Pat was onsite marking areas in finishes needing touch up. Went over with Kornely. Carl Brinkerhoff 05/08/20 07:13PM				
Site Safety Observations				
1. Site safety protocols were observed onsite today. Carl Brinkerhoff 05/08/20 07:13PM				
Quality Control Observations				
1. All materials and workmanship performed onsite today met or exceeded project specifications. Carl Brinkerhoff 05/08/20 07:14PM				
Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	☐	☒	☐	Missing considerable amount of door hardware and glazing components. Still missing owner supplied contractor installed cameras for interior and exterior. ACS service to building not installed preventing door fire alarm system and elevator commissioning. Carl Brinkerhoff 05/08/20 07:19PM
2. Any schedule delays occur?	☐	☒	☐	
3. Did weather cause any delays?	☐	☒	☐	
4. Any visitors on site?	☐	☐	☒	Pat McNary was on site with landscape designer. Carl Brinkerhoff 05/08/20 07:19PM
5. Any areas that can't be worked on?	☐	☐	☒	See noted above in delays section Carl Brinkerhoff 05/08/20 07:19PM
6. Any equipment rented on site?	☐	☒	☐	
Attachments				



05/08/20 | 05:00PM



05/08/20 | 05:00PM



05/08/20 | 04:59PM



05/08/20 | 04:42PM



05/08/20 | 04:41PM



05/08/20 | 04:41PM

Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 05/08/20 | 07:20PM

SUBCONTRACTOR REPORTS

Fri 05/08/2020



Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1652.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1652.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)				25218.5

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



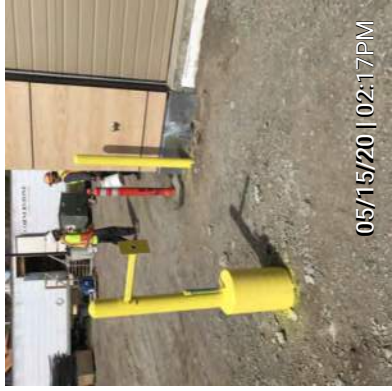
Date Fri 05/15/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



05/15/20 | 02:17PM



05/15/20 | 02:17PM



05/15/20 | 02:14PM



05/15/20 | 02:13PM

Weather

6:00 AM 46° Overcast Wind: 4 MPH Precipitation: .0" Humidity: 82%	12:00 PM 52° Partly Cloudy Wind: 5 MPH Precipitation: .0" Humidity: 67%	4:00 PM 52° Clear Wind: 8 MPH Precipitation: .0" Humidity: 69%
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Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	282
All Alaska Ceilings		0	0	116
Carl's Drywall & Paint	One painter onsite doing various touch ups. Carl Brinkerhoff 05/15/20 07:30PM	1	2	1664
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Crew finished construction fence removal, stacking and banding for transport. Primed and painted bollards. Used weed blower to clean off roof for inspection. Packed up tool / office trailer for demobilization. Worked on door hardware. Finished caulking at side walks. Carl Brinkerhoff 05/15/20 07:35PM	4	8	3568
Duct or Sheet Metal		0	0	871
East Road Services		0	0	1099
Eyes Plumbing		0	0	2210
Ottis Elevator		0	0	194
Puffin Electric	Lue was onsite working in radio room securing and seismic bracing 4 server racks. Carl Brinkerhoff 05/15/20 07:49PM	1	4	3356.5
Rainbow Builders		0	0	221
Total		6	38	23796

Time Cards

No entry

Materials		No entry		
Equipment		No entry		
General Notes				
1. Pat McNary inspected main roof and parking structure roof. ACS set panel and terminated wires inside radio room. Up to city to initiate service. Cameras delivered late afternoon, still need patch cables to complete installation. Talked to Joshua Kerr today about missing hardware. Carl Brinkerhoff 05/15/20 07:57PM				
Site Safety Observations				
1. Site safety protocols were observed onsite today. Carl Brinkerhoff 05/15/20 07:58PM				
Quality Control Observations				
1. All materials and workmanship performed onsite today met or exceeded project specifications. Carl Brinkerhoff 05/15/20 07:58PM				
Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	☐	☒	☐	
2. Any schedule delays occur?	☐	☐	☒	Door hardware and glazing components still missing. Need ACS activated to commission fire alarm and elevator. Received cameras late afternoon but no patch cables, delaying installation. Carl Brinkerhoff 05/15/20 08:06PM
3. Did weather cause any delays?	☐	☒	☐	
4. Any visitors on site?	☐	☐	☒	Pat McNary was onsite today. ACS tech onsite working in radio room. Carl Brinkerhoff 05/15/20 08:06PM
5. Any areas that can't be worked on?	☐	☐	☒	Door hardware, glazing , cameras, fire alarm and elevator commissioning. Carl Brinkerhoff 05/15/20 08:06PM
6. Any equipment rented on site?	☐	☒	☐	
Attachments				



Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 05/15/20 | 08:06PM

SUBCONTRACTOR REPORTS

Fri 05/15/2020



Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1652.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1652.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)				25448.5

Homer Public Safety Building

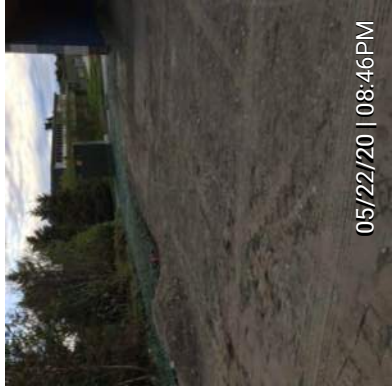
Grubstake Avenue Homer, Alaska 99603



Date Fri 05/22/2020

Job # 1809-2

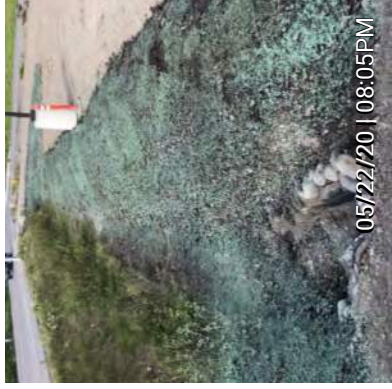
Prepared By Carl Brinkerhoff



05/22/20 | 08:46PM



05/22/20 | 08:46PM



05/22/20 | 08:05PM



05/22/20 | 04:47PM

Weather

6:00 AM

46°

Possible Light Rain

Wind: 6 MPH | Precipitation: .1" | Humidity: 74%

12:00 PM

50°

Overcast

Wind: 7 MPH | Precipitation: .14" | Humidity: 61%

4:00 PM

54°

Mostly Cloudy

Wind: 7 MPH | Precipitation: .15" | Humidity: 54%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	282
All Alaska Ceilings		0	0	116
Carl's Drywall & Paint		0	0	1664
Cornerstone, Tod Sharp, Ron Frazier, Ryan Fox	Supervision, coordination and documentation. Continued punch list items. Took delivery and installed detention cell glazing. Swept side walks and road track off. Carl Brinkerhoff 05/22/20 10:31PM	3	8	120
Duct or Sheet Metal		0	0	871
East Road Services	Crew onsite hydro seeding intended grass areas around site. Carl Brinkerhoff 05/22/20 10:31PM	3	8	1220
Eyres Plumbing	Scott onsite installing panels on drinking fountain, replacing baseboard covers and repairing leak at exterior hose bib. Carl Brinkerhoff 05/22/20 10:34PM	1	5	2239
Ottis Elevator		0	0	228
Puffin Electric	Three electricians onsite working on interior and exterior camera installation. Installed UPS' in sever racks. Carl Brinkerhoff 05/22/20 10:36PM	3	8	3441.5
Rainbow Builders		0	0	221
Sea Bright Surveys		0	0	12
Total		10	77	24197

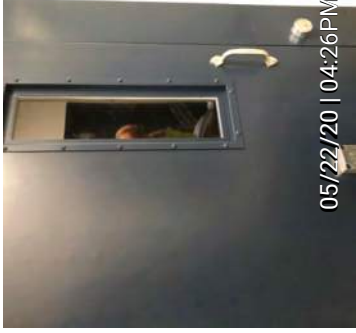
Time Cards		No entry		
Materials		No entry		
Equipment		No entry		
General Notes				
1. Final cleaning underway. Received detention cell door security glazing. Carl Brinkerhoff 05/22/20 10:37PM				
Site Safety Observations				
1. Site safety protocols were observed onsite today. Carl Brinkerhoff 05/22/20 10:37PM				
Quality Control Observations				
1. All materials and workmanship performed onsite today met or exceeded project specifications. Carl Brinkerhoff 05/22/20 10:38PM				
Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	☐	☒	☐	Still waiting on two exterior lights and one interior can light. Still waiting on door hardware components, three relite frames and glazing AK glass and door. Carl Brinkerhoff 05/22/20 10:41PM
2. Any schedule delays occur?	☐	☐	☒	
3. Did weather cause any delays?	☐	☒	☐	
4. Any visitors on site?	☐	☐	☒	Nick - city IT onsite. Carl Brinkerhoff 05/22/20 10:41PM
5. Any areas that can't be worked on?	☐	☐	☒	See delay section Carl Brinkerhoff 05/22/20 10:41PM
6. Any equipment rented on site?	☐	☒	☐	
Attachments				



05/22/20 | 04:46PM



05/22/20 | 04:46PM



05/22/20 | 04:26PM



05/22/20 | 11:35AM



05/22/20 | 11:03AM



05/22/20 | 11:03AM



05/22/20 | 10:17AM

SUBCONTRACTOR REPORTS

Fri 05/22/2020



Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1652.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1652.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)				25849.5

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 05/29/2020

Job # 1809-2

Prepared By Carl Brinkerhoff

Weather

6:00 AM
49°
Clear

Wind: 4 MPH | Precipitation: .0" | Humidity: 81%

12:00 PM
62°
Clear

Wind: 5 MPH | Precipitation: .0" | Humidity: 55%

4:00 PM
61°
Partly Cloudy

Wind: 9 MPH | Precipitation: .01" | Humidity: 55%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Arron was onsite finishing items on his punch list. Turned on fire suppression for Johnson Controls with instructions to turn off of system is not activated. It was turned off at end of shift. Carl Brinkerhoff 05/29/20 06:47PM	2	2	286
Carl's Drywall & Paint	One painter onsite working on punch list. Carl Brinkerhoff 05/29/20 06:36PM	1	6	1670
Cornerstone, Tod Sharp,	Supervision, coordination and documentation. Tod worked on door hardware for Puffin and Johnson Controls. We unloaded little office trailer and got ready to return. Demobilization, put more materials in tool trailer that is still in Caravans yard. Carl Brinkerhoff 05/29/20 06:42PM	1	8	16
East Road Services		0	0	1221
Eyres Plumbing		0	0	2241
Ottis Elevator		0	0	228
Puffin Electric	Two electricians onsite working on door access controls and fire alarms. Johnson Controls had 3 people onsite, two working on access controls and one on fire alarms. Fire tech left for Anchorage. Door controls men will work through week end. The indicated they now have 75% of hardware functioning per design. Carl Brinkerhoff 05/29/20 06:56PM	5	8	3585.5
Sea Bright Surveys		0	0	16
Total		9	58	24456

Time Cards

No entry

Materials

No entry

Equipment

No entry

General Notes

1. It was determined today onsite that mag locks that were previously decided to be eliminated by Puffin and City of Homer actually will be required to make doors 108 and 112 function as designed.

Carl Brinkerhoff | 05/29/20 | 07:00PM

Site Safety Observations

1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 05/29/20 | 07:00PM

Quality Control Observations

1. Puffin and Johnson Controls are working through quality issues with door access controls.

Carl Brinkerhoff | 05/29/20 | 07:13PM

Survey

Questions

	N/A	No	Yes	Description
--	-----	----	-----	-------------

1. Any accidents on site today?

☐	☒	☐	
--------------------------	-------------------------------------	--------------------------	--

Still missing door hardware components . Still missing relite frames and attack type glazing now supposedly arrive 6/8. Still missing electrical lighting.

Carl Brinkerhoff | 05/29/20 | 07:22PM

3. Did weather cause any delays?

☐	☒	☐	
--------------------------	-------------------------------------	--------------------------	--

Steiner onsite constructing storage shed NIC.

Carl Brinkerhoff | 05/29/20 | 07:22PM

4. Any visitors on site?

☐	☐	☒	
--------------------------	--------------------------	-------------------------------------	--

5. Any areas that can't be worked on?

☐	☐	☒	
--------------------------	--------------------------	-------------------------------------	--

See delays section. Also elevator access Controls and fire alarms cannot be finalized until Otis adds circuit board and onsite for coordination.

Carl Brinkerhoff | 05/29/20 | 07:22PM

6. Any equipment rented on site?

☐	☒	☐	
--------------------------	-------------------------------------	--------------------------	--

Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 05/29/20 | 07:23PM

SUBCONTRACTOR REPORTS

Fri 05/29/2020



Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1652.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1652.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)				26108.5



CITY OF HOMER

POLICE DEPARTMENT

4060 HEATH STREET HOMER, AK 99603-7609

EMERGENCY 911
TELEPHONE (907) 235-3150
TELECOPIER (907) 235-3151

June 2, 2020

The police department is saddened and dismayed by the horrible conduct of a police officer in Minnesota, last week, which has left our country torn and shattered. The responsible officer has been arrested but any sentence he receives will pale in the light of the irreparable loss of George Floyd's life and the damage he did to the relationship between the law enforcement community in the United States and the citizens we serve.

In Homer, our officers have always strived to be a part of the community and support it in every way. We work diligently to earn your trust and build community partnerships. You will see our officers coaching football and baseball teams, volunteering with the Boy Scouts, at community events, being active in their churches and providing educational community programs like Project Drive. Through our day-to-day interactions and dedication to serving our community in a variety of ways, we strive to build and maintain relationships with you based on trust, mutual respect and understanding.

We take civil rights very seriously here. Our policies require our officers to display the highest degree of integrity at all times and follow the law enforcement code of ethics. Officers are required to observe and protect the civil rights of all people and we have safeguards in place to ensure policies are followed.

The protection of our citizens starts with the hiring process. Applicants are required to pass a polygraph test, and a comprehensive psychological review. A thorough background investigation is conducted along with an extensive interview process. We have been trying to hire another officer since the first of the year but we still have not found the right fit for our department and our community. We will keep advertising until we find an applicant we can totally trust to serve and protect the community with care and devotion to the standards we have set.

After hiring all officers, have to attend an approved police academy. The police academy in Alaska is operated by the State Troopers in Sitka and is 18 weeks long. The applicants receive extensive training in all aspects of law enforcement, including constitutional law, civil rights, cultural diversity, ethics and interacting with mentally ill people just to name a few.

Training continues throughout a Homer Police Officer's career. For example, in the past five years, just some of the areas we have trained on include working effectively with autistic people, those suffering from PTSD and the mentally ill. All of our officers participated in Green Dot training and other de-escalation training as well. We also train very regularly on use of force techniques. We have two officers trained as instructors on physical control tactics. These are

techniques an officer can use to physically control a violent person without having to resort to higher levels of force that could result in physical injury. Our policies require officers to utilize the minimum amount of force necessary to control the person and react to the threat they have encountered. We monitor the use of force by our officers through a required reporting system.

Any time an officer uses force in any situation, they are required to report it to the police chief in a report separate from any others connected to the case. Every one of these reports is reviewed to determine if additional or remedial training is required, to ensure our policies are being followed and to make sure we do not have an officer resorting to force inappropriately.

The video from Minnesota is simply disgusting. The conduct displayed by the officer is counter to how we train, who we are and what we represent. We are a part of this community and the community is a part of us. We will remain vigilant in our efforts to protect our citizens, diligent in our on-going police officer training efforts with an aim of serving all residents regardless of race or sexual orientation equally, justly and with compassionate concern.

Sincerely,

Mark Robl
Chief of Police



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: TRAVIS BROWN, PLANNING TECHNICIAN
DATE: JUNE 17, 2020
SUBJECT: AGENDA CHANGES AND SUPPLEMENTAL PACKET

REGULAR MEETING

Public Hearings

- A. Staff Report 20-38, Proposed Ordinance to create the Medical Zoning District by rezoning a portion of the Residential Office Zoning District and adding the Medical Zoning District to HCC 21.58.030 permission for communications towers and HCC 21.60.060 signs on private property

Public Comments **page 1**

Plat Consideration

- A. Staff Report 20-41, Jack Gist Subdivision No. 3 Preliminary Plat

Public Comments **page 4**

From: Andrei <andrei_t10@yahoo.com>
Sent: Wednesday, June 17, 2020 12:40 PM
To: Department Planning
Subject: Medical zoning Public testimony

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

I reside in "Office Residential" zone, that part being proposed to be re-zoned "Medical". I would like to raise an objection to the verbiage utilized in the proposed paragraph 21.17.020(r), line 81-84, referencing permitted harboring of <...>, fowl but only "as long as such animals are kept as pets". It is not unheard of to treat chicken as "... animal kept for companionship or pleasure", which appears to be the prevalent definition of the word pet. However, so far I am predominantly interested in eating their eggs. I may even end up eating the above mentioned chicken. This can only be interpreted as I would be eating my pets and I find that weirdly offensive. While this is an established formulation in HCC for other zones, I would like to propose a change for this paragraph to be composed as significantly more appropriate "... as long as such animals are kept for non-commercial purposes". Otherwise, I would like to find guidance on how much companionship shall be accomplished and what kind of pleasure should be extracted from these pet chickens to avoid running afoul of HCC.

Respectfully,
Andrei Tsyganenko

From: Roy Thomas <Rjaythomas@outlook.com>
Sent: Monday, June 15, 2020 7:48 PM
To: Department Planning
Cc: ltdawn@live.com
Subject: Proposed Medical District Zoning

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

The comments included herein are submitted as written testimony for the public hearing by the Homer Planning Department scheduled for Wednesday, June 17, 2020.

1. The proposed ordinance states, in part, whereas, the Homer Planning Commission considered the effect of the change on the district and surrounding properties.

What effects were considered by the Planning Department and how were negative effects mitigated for existing uses with particular emphasis on existing residential uses? I don't see any of this discussion in the public documents. I submitted written comments to the prior public hearing notice (several months ago) and received no reply from the Planning Department.

2. The proposed ordinance states that conflicts created by this zoning change will be resolved in favor of non-residential use. A person's home is normally their single largest financial asset, it is where they spend most of their time, where they raise families, and residential land use forms a property tax base that supports schools, utilities and government functions. Residences are the backbone of any community.

This ordinance, for example, could result in a helipad constructed adjacent to an existing family residence. Deference should be given to current and existing use. The burden of conflict resolution should bear on the proposed new uses which will result from this ordinance.

3. A number of additional requirements should be incorporated directly into the ordinance that protect existing uses from future conditionally permitted buildings with a maximum height of 65 feet. Please consider transition heights with greater separation distances, greater property boundary setbacks, the effect of sunlight shading, loss of privacy and loss of viewshed. These are all important to neighborhood wellness, resident quality of life and character of the City of Homer.

Sincerely,

Roy Thomas
3895 Main Street
Rjaythomas@outlook.com

6/15/2020

From: todd aksteiners.com <todd@aksteiners.com>
Sent: Saturday, June 13, 2020 10:58 AM
To: Department Planning
Cc: Department Clerk
Subject: Proposed medical district zone

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

I live on Bartlett in the area which is currently under consideration of becoming re-zoned as a medical district as opposed to residential office. I have lived on Bartlett for ten years.

I have read the proposed ordinance and there is one item in particular that I am asking you to reconsider. Item 204 regarding the use of flags as signage.

I can understand flags being considered a sign if they are hung from two points horizontally as opposed to the traditional method of two points vertically. I can also understand a flag being used as a sign if it was strung up from four points as a banner.

It is a stretch to consider a traditional style flag pole or flag pole off of one's porch as a sign. I am assuming that the planning commission means well and did not intend to interfere with individual property rights or rights of free speech through a flag as a symbol. However I believe that the ordinance as written is just that. If my neighbor who has invested their time, money, and years into their home wants to fly a rainbow flag, or a Trump flag, or a Jolly Roger flag, or a Hello Kitty flag on their own property that is their business. It certainly isn't my business or any of yours either. I do not intend to sound rude or too forward but personal property rights are important and I am trying to make a point.

I am not personally the kind of person who fly's a flag at my house, I never have. Having said that I have noticed that many people do, at both their homes and businesses. I do not believe it is fair for the city to dictate that they can only fly the American, Alaskan, of any nationally "approved" flag. (I am paraphrasing a bit here).

Many people invest their life's work into their homes. It is their single largest investment. They deserve the freedom to fly a symbolic flag on their property if they should choose to do so.

I am respectfully asking that you reconsider the language in the proposed ordinance regarding the use of flags as signs. We have all invested into our neighborhood, please remember that it is currently "Residential Office" and to most of us here it is our residence. It is not purely a business district.

Thanks for your consideration and feel free to contact if you would like.
Todd Steiner
907-299-1992

From: Anne Wieland <agpacsu@yahoo.com>
Sent: Tuesday, June 16, 2020 1:36 PM
To: Department Planning
Subject: Comments on proposed Jack Gist Subdivision No. 3 Preliminary Plat

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

I am a resident of Meadow-wood Place Subdivision and am writing to comment on the proposed Jack Gist Subdivision No. 3. I have several concerns.

1. If the plat is accepted as is presented now, the traffic from 30 lots would exit onto Early Spring Street. To balance the traffic impact, North Court Street should instead open into Jack Gist Lane to Adams Drive thus adding 14 lots to the ten there for a total of 24 lots. That would leave 16 lots exiting onto Early Spring thus closer to balancing the traffic generated by 40 lots. This is essential.
2. The effects to vehicular and pedestrian traffic of the new subdivision as proposed will be significant. Rochelle Road in addition to its substantial traffic already supports it from Shannon Lane and Shannon Court, as well as the seven cabins that are in a northerly extension of Early Spring Street, the entire southerly Early Spring Street, a portion of Mark White Avenue, Frisbee Court, Aspen Lane and Aspen Court. The traffic from 30 new lots would overwhelm Rachelle Road, Shannon Lane and Early Spring and create a significant deterioration in the current circumstances for the many residents who like to walk around the subdivision as well for children who venture out on the street.
3. Early Spring Street and Shannon Lane are unpaved. The surface needs grading several times a year. They are often dusty if no moisture absorbing chemicals are spread on them. Shannon Lane has a chronic tendency to develop large deep pot holes in its western half which when addressed, return soon after treatment. The grading process has caused gravel to be left on some people's properties. As Sabrina and Rochelle are paved, it is high time that Early Spring also be paved.
4. Making left turns from Rachelle Street onto East End Road is difficult. There is a slight curve on East End Road about 500 feet east of the Rochelle St intersection making it difficult to see oncoming traffic at that point. Vehicles generally approach from the east going at least 45 mph and often speeding. Thus to make a safe left turn, one must wait sometimes for a couple of minutes or more. If all 30 lots are allowed to turn left onto Early Spring Street there will be longer waits and potentially more accidents at the East Road turn. The situation is worse in the winter as snow is plowed into piles blocking views in either direction.
5. There are occasional speeding vehicles roaring up Early Spring Street and Rochelle Street from the south. A study should be made and a speed limit posted for safety reasons. Perhaps even a speed bump should be created south of the intersection of Early Spring Street and Shannon Lane.

6. More Spruce and Birch trees should be left in large subdivisions such as this one as there are large gaps in the proposed subdivision where there are no trees at all or only Alders. As is, many lots will have no trees at all. Buyers will need to purchase trees and shrubs for aesthetic, wind breaking and privacy reasons rather than having remaining natural vegetation especially trees.

Thank you for the opportunity to comment on this proposed Subdivision

Anne Wieland
Homer

From: Alder Snow <aldertree11@gmail.com>
Sent: Tuesday, June 16, 2020 4:55 PM
To: Department Planning
Subject: Regarding Jack Gist proposed subdivision

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Hi Julie,

I hope you are well!

I'm writing as a homeowner on Rochelle Road. We received the city's proposed subdivision plans for the new subdivision, and I have a question. Would it not be better to consider having two street outlets for this subdivision go off of Adam street to the East, and one off of Early Spring, instead of two on Early Spring and one on Adam?

I can attest to the large level of traffic already coming up from the rest of the neighborhood below- Frisbee, Aspen etc. I can only imagine how much busier Early Spring, Shannon and Rochelle will become with those extra 40 homes' worth of vehicle use. And because Early Spring is unpaved, many cars come speeding up Rochelle instead. This is a busy neighborhood with lots of kids playing near and in the road- mine will be one of them soon.

Please consider this suggestion/question in your planning process- I very much appreciate your time!

All my best,
Alder K Snow
4618 Rochelle Road

From: David Dvorak <daviddkd@hotmail.com>
Sent: Tuesday, June 16, 2020 7:41 AM
To: Department Planning
Subject: Jack Gist Subdivision No. 3

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

I have six main concerns about the above-mentioned subdivision. First, you may remember that I tried a year or two ago to get Shannon Lane and Early Spring St. paved because of the extreme number of potholes on Shannon Lane - regularly and often numbering over 200 on that short street. My concern at that time was with the development of the lot above Early Spring with the large number of cabins each likely to have at least one car traveling on Shannon Lane daily. Now we are about to dump 30 more cars onto Shannon lane daily. Surely this will not be good!

Second, Early Spring St. is already a very dusty street and many cars travel over the speed limit on our street. Again, paving this street would seem to me to be a necessity.

Third, we often have to wait for several minutes at the top of Rochelle for the traffic to die down enough to get access to East End Road. A smart stop light would seem to me to be a necessity for this kind of added traffic needing access to East End Road.

Fourth, I don't see any pedestrian access to the Ball park and recreation area to the East of this subdivision. This is very likely to cause hard feelings to those lot owners who will, no doubt, be having heavy foot traffic across their lots to access that recreation area.

Fifth, for most of the daytime and evening hours we have minimal traffic on the long block to the West of this subdivision that includes Early Spring, Shannon Lane and Rochelle. This is used often by many people during the day as a safe walking place. With increased traffic on Early Spring and Shannon, maybe people would traverse the subdivision to get to the recreation area which would add foot traffic across the subdivision to the mix.

Sixth, somehow, we will need to warn people on Early Spring St. that they shouldn't allow small kids to freely ride bikes and walk on the road. Or, maybe a safe foot path would be in order.

I do see some advantages to the subdivision. I am convinced that the city of Homer and businesses here will profit from this subdivision along with those of us who live in this area who are likely to see the value of our property rise - so long as this is done correctly.

Sincerely,

Dave & Marilyn Dvorak
4697 Early Spring Street
Homer, AK 99603

I am writing about my concerns for the Jack Gist Subdivision #3 Proposal.

I feel there has not been enough time or notice given due to the Covid-19 Pandemic to really get more information on this proposed subdivision. I know, I for one am social distancing from people and businesses, thus not allowing to obtain more information about this plan, also receiving information in the mail did not give enough time to thoroughly look through all the information. More time to look over the proposal would be most beneficial.

I live on Shannon Lane and have been a property owner for over 20 years, and I admit progress is great, however serious thought needs to be put into the entrance and exits on Shannon Lane and Early Spring Rd. With 7 cabins that were built a few years ago, and all the other residents that use these roads, we have seen these two roads become unsafe, dusty, muddy and pot-hole filled and mostly unacceptable. Add 30+ homes, with 30+ vehicles, and all this added traffic will be too much for these roads to withstand. Paving may help, but all of this should be considered and reviewed BEFORE submitting this proposal. Please find an alternate and safe route to consider, possibly using Scenic View Dr and/or Adams Rd.

I am truly hoping that more time and effort go into this proposed housing project.

Sincerely,



Leslie Lord-Coffing

2041 Shannon Lane

Homer, AK 99603

June 16, 2020

City of Homer

Planning Commission

Subject: Jack Gist Subdivision No. 3

I have lived on Shannon Lane, which connects to the top of Early Spring, for 17 years. I routinely walk and drive Early Spring and am familiar with the area. An overriding concern that I have regarding this proposed subdivision is the potential significant increase in vehicular and pedestrian traffic on both Early Spring and Shannon Lane that will result from the proposed street layout.

Both Early Spring and Shannon Lane are gravel roads. During autumn and spring these streets become muddy and rutted. During summer they are very dusty. Traffic, and associated noise, on these two streets has increased significantly in the past several years. Providing access via Early Spring from both North Court and South Court will result on a greater negative impact to the health, welfare and safety of the residents living east of this proposed subdivision.

The proposed subdivision is not simply "west of Jack Gist Park on Early Spring" as indicated on the first page of the Staff Report (packet page 47). It is "on Jack Gist Lane" as much as it is "on Early Spring" - east of Early Spring and west of Jack Gist Lane.

Proposed North Court should not connect with Early Spring but should be extended easterly to connect with Jack Gist Lane. This would provide a more balanced distribution of vehicular and pedestrian traffic from this subdivision to both Early Spring and Jack Gist Lane.

The surveyor has requested the City to support an exemption to Kenai Peninsula Borough Code 20.30.030 (Proposed Street Layout Requirements) due to the fact that North Court does not provide access to Jack Gist Lane, as it should. This proposed exemption to the Kenai Peninsula Borough code should not be granted. North Court should connect to Jack Gist Lane.

While I appreciate and support responsible urban development, I do so with an understanding that responsible development includes both short term and long term benefits for families and our community, perhaps at the expense of a few redesigned property lots during the design and approval process. Now is the time to "get this right."

Sincerely,

Michael Coffing



2041 Shannon Lane

Homer, AK 99603