

REGULAR MEETING AGENDA

1. Call to Order

2. Approval of Agenda

3. Public Comment

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

4. Reconsiderations

5. Adoption of 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. Approval of minutes of April 18, 2018 **p. 1**

6. Presentations

7. Reports

A. Staff Report 18-23, City Planner's Report **p. 13**

8. Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

9. Plat Consideration

A. Staff Report 18-24, Forest Glen Subdivision 2018 Replat Preliminary Plat **p. 15**

10. Pending Business

A. Staff Report 18-25, Draft Comprehensive Plan **p. 29**

11. New Business

12. Informational Materials

A. City Manager Report dated April 23, 2018 **p. 33**

13. Comments of the Audience

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

14. Comments of Staff

15. Comments of the Commission

16. Adjournment

The next regular meeting is scheduled for Wednesday May 16, 2018. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 18-07, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:30 p.m. on April 18, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, BANKS, BENTZ, BERNARD, STEAD, AND VENUTI

ABSENT: COMMISSIONER BOS (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK SMITH

Approval of the Agenda

Chair Stead called for a motion to approve the agenda.

HIGHLAND/VENUTI SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Public Comment

Reconsideration

Adoption of Consent Agenda

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- A. Approval of minutes of March 21, 2018
- B. Preliminary Plat Time Extension Requests
 - Homer Enterprises Inc. Sub. Resatarits Replat
 - Christensen Tracts 2009 Addition
 - Skyline View Subdivision 2016 Replat

Chair Stead requested a motion to approve the consent agenda.

HIGHLAND/ BENTZ SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report 18-17, City Planner's report

City Planner Abboud reviewed the staff report. He reminded the Commission of the upcoming City Council Meetings.

City Council Meetings are as follows:

April 23, 2018 Commissioner Highland

May 14, 2018 Commissioner Banks

PUBLIC HEARINGS

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report 18-18, Ordinance 18-12(A) Amending Standards for Recreational Vehicles in the Marine Commercial District and the Marine Industrial District.

City Planner Abboud summarized his staff report and asked the commission how they felt about the proposed fee of \$200 dollars.

Commissioner Venuti asked City Planner Abboud if they should make a recommendation to make sure the vehicles are registered and insured.

City Planner Abboud stated that it is implied in the language used, but they could make a recommendation to make it more definite.

Chair Stead opened the floor for Public Hearing.

Val McLay, non-resident, explained that he has been a past city resident and has been in the area of Homer for a number of years. Mr. McLay spoke in opposition of having RV's on the Spit. In the past it was written in code that there would be no dwellings on the Spit, and he is worried that if a natural disaster, such as an earthquake or tsunami, it would be difficult to get those people out of harm's way.

Chair Stead closed the Public Hearing.

Commissioner Highland asked for clarification on the word “employee-occupied”. She wanted to make sure that it also covers an “owner-occupied” recreational vehicle.

City Planner Abboud stated that this conversation was brought up in the past and he believed that the owner would be allowed to occupy an RV by the way it’s currently written.

Commissioner Bentz stated that she worries about taking the 180 day time limit away because there are some safety concerns about the additional dwellings that will be inhabiting the spit year round. She asked City Planner Abboud if the 180 day duration is removed, will an annual permit be required or will it be just a onetime permit.

City Planner Abboud stated that the commission could recommend an annual permit.

Commissioner Bernard asked who would be responsible for overseeing and regulating the permits.

City Planner Abboud stated that it would be a joint effort between the Port & Harbor Department and the Planning Department.

The commission discussed the options of raising or lowering the fee.

VENUTI/BENTZ- MOVED TO APPROVE ORDINANCE 18-12(A) AND FORWARD IT TO CITY COUNCIL

Commissioner Banks asked City Planner Abboud if the yearly permit will be more of a burden than a onetime permit.

City Planner Abboud explained that an annual permit may be the way to go so that it gives everyone a reminder and a little more regulation.

The commission discussed the addition of an annual zoning permit with a fee.

BENTZ/VENUTI- MOVED TO AMEND LINE 17-18 TO READ “WHEREAS, A ZONING PERMIT **WITH AN ANNUAL FEE** WILL ALLOW THE CITY TO MANAGE EMPLOYEE OCCUPIED RECREATIONAL VEHICLES” AND LINE 53-54 TO READ “D. ALL EMPLOYEE OCCUPIED RECREATIONAL VEHICLES COVERED IN HOMER CITY CODE 21.54.325 MUST OBTAIN A ZONING PERMIT **AND PAY AN ANNUAL FEE.**”

The Commission briefly discussed whether or not they needed to put an exact number in the ordinance for the annual fee.

VOTE:NON OBJECTION. UNANIMOUS CONSENT

Motion carried.

HIGHLAND/BERNARD- MOVED TO AMEND LINE 38 TO READ “AND EFFECTIVE PERFORMANCE OF ITS INTENDED FUNCTION AS AN OPERABLE MOTOR VEHICLE, **REGISTERED AND INSURED.**”

VOTE: NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no further discussion on the main motion.

VOTE: NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Homer Comprehensive Plan 2018 Update- February 2018 Public Review Draft
- Public Hearing Notice
 - February 2018 Public Review Draft

City Planner Abboud stated that this is the time for public to comment on the Homer Comprehensive Plan and for the Commission to propose any changes.

Chair Stead opened the floor for public hearing.

Mark Hadley, non-resident, stated that he is here on the behalf of Homer Gold Mine Gifts as the owners are out of town. Mr. Hadley read the letter that was provided by the owners into the record. The letter was also included in the packet on page 181.

Val McLay, non-resident, stated that he has not seen the letter from Homer Gold Mine Gifts until tonight, but he had a couple of thoughts that went along with it. Mr. McLay stated that it seems like this property is being targeted and that it looks like spot zoning to him, which is illegal. The Waddell's have owned this property for a very long time and the businesses in this area have boosted the economy by paying taxes. He stated that he understands the City must grow and that there must be changes but that the City needs to take into consideration how many people will be affected by said changes.

Guy Rosi, longtime resident, gave a brief history of the Waddell's property, stating that it was the first court house in Homer and that Al Waddell's dad built the building many years ago. He believes that the Waddell's lot is the core of the city. He stated that other properties throughout Homer have been put into trusts or parks that does not bring any revenue to the city but this property does and has for many years.

Angie Newby, city resident, thanks City Planner Abboud for presenting at the Board of Realtors Meeting. She stated that she was enlightened by the Waddell's letter and it has made her rethink her opinion on this issue. She believes that this project has good intentions and that there are a number of vacant properties within the Central Business District that could change to respond to some of the market needs that can only be met in the General Commercial 1 zoned properties. She stated that she personally represents Val Casper who has several lots on Greatland Street and he would like to start a U-Haul business, but it is not currently allowed in the Central Business District of town. Her initial thoughts of this proposed rezoning is that it would benefit Mr. Casper and that it might clean up some of the old spot zoning in Homer. The Waddell's have raised a good issue and now she thinks that it may need more consideration because she hadn't thought about the economic consideration. She also mentioned that her pet peeve is that the rural residential zoned areas that have water and sewer have not been rezoned to urban residential. She hopes that the Commission will look into rezoning those areas in the future.

Deborah Brown, city resident, stated that she is here to try and understand the process since everything is new to her. She stated that from what she has heard tonight this proposal is disturbing. She does not know how these proposed zoning changes are made, but it seems like they have a long time owner of a property that will be taking a downgrade in their property for another property owner to benefit and that it's very concerning.

There being no further comment, Chair Stead closed the public hearing.

Chair Stead explained that this a public hearing for the Homer Comprehensive Plan that is under development and revision. Included in the plan is a map that has potential changes to the zoning. Some of the zoning change recommendations have been included in the Comprehensive Plan for over ten years and never been implemented and some may never be implemented. He states that the commission is just trying to find places where changes to the zoning can be made and the Comprehensive Plan is the way they make those proposals. General Commercial 1 is constrained and the City thought that this area of Central Business District would be a good area to change, maybe not, but it is up for discussion. He also thought that Mr. Waddell brought up some good points about the lake street area and the courthouse. He stated that the commission appreciates their comments and understands their concerns, but wanted to make sure that everyone understood the process of the Comprehensive Plan and that it's not a done deal.

Commissioner Highland stated that she has gotten a lot of feedback from individuals worried about rezoning this area. She stated that it is just a recommendation and that she personally would like to see this area stay zoned as Central Business District instead of General Commercial 1. However, she stated that the City does need to find a place to rezone to General Commercial 1 because it is in high demand. She suggested looking into Ocean Drive and East End Mixed Use in the future for rezoning as General Commercial 1.

City Planner Abboud just wanted to clarify that the city is not proposing this change on the request of any one person and that they are in fact just trying to meet the need for an issue that keeps coming up.

Commissioner Bentz asked the City Planner if the Central Business District and General Commercial 1 districts are taxed at different rates.

City Planner Abboud responded that he was unclear and that they would have to consult a professional if they decide to continue this further.

Commissioner Bernard asked the City Planner if the property owners in the Central Business District could get a conditional use permit to have certain uses or facilities in these areas.

City Planner Abboud responded that they would have to change city code in order to do that.

Commissioner Bentz stated that she would like to look at changing the rural residential to urban residential in the future.

City Planner Abboud briefly explained the zoning changing process.

Chair Stead called a recess at 7:43pm and reconvened at 7:50pm

PLAT CONSIDERATION

A. Staff Report 18-20, Mountain Park Markelz Replat Preliminary Plat

Commissioner Highland declared that she lives in this subdivision and recused herself from this matter.

Commissioner Bernard declared that she lives in this subdivision and recused herself from this matter.

City Planner Abboud reviewed the report and noted that the plat meets all requirements and that Public Works had an additional comment to "Provide a 15ft sewer easement along the northern property line, starting from the east side of the cul-de-sac, and terminating 351.70 east."

There was no applicant present.

Chair Stead opened the floor for public testimony, with no public present he closed the public comment period.

VENUTI/BANKS- MOVED TO ADOPT STAFF REPORT 18-20, MOUNTAIN PARK MARKELZ REPLAT PRELIMINARY PLAT TO CREATE ONE LOT FROM TWO EXISTING LOTS WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

B. Staff Report 18-21, James Waddell Homestead Petska 2018 Addition Preliminary Plat

Commissioner Venuti declared a conflict of interest due to Mr. Petska being a valued friend and client.

HIGHLAND/ BENTZ-MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT OF INTEREST ON STAFF REPORT 18-21

There was no discussion.

VOTE: NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Planner Abboud reviewed the report and noted that the plat meets all requirements and that Public Works had additional comments about improvements to this plat.

There was no applicant present.

Chair Stead opened the floor for public testimony, with no public present he closed the public comment period.

Commissioner Bernard asked City Planner Abboud if this plat is adjacent to the Quiet Creek Subdivision.

City Planner Abboud responded that it is to the west of the Quiet Creek Subdivision.

Commissioner Highland asked if there is more than 20% slopes in this area.

City Planner Abboud responded that there are no steep slopes.

HIGHLAND/BENTZ- MOVED TO ADOPT STAFF REPORT 18-21, JAMES WADDELL HOMESTEAD PETSKA 2018 ADDITION PRELIMINARY PLAT TO CREATE TEN LOTS FROM TWO EXISTING LOTS WITH STAFF COMMENTS AND RECOMMENDATIONS.

Commissioner Bentz stated that the presence of discharge slope reminds her of the efforts that they are currently undertaking in the hazard area on Augustine Drive.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion Carried.

C. Staff Report 18-22, Mattox Subdivision Johnson Addition Preliminary Plat

City Planner Abboud reviewed his staff report and noted that Public Works had several comments in regards to right-of-ways and an installment agreement.

City Planner Abboud also noted that there are possible wetlands in this area.

There was no applicant present.

Chair Stead opened the floor for public testimony.

Nora Wagner, city resident, stated that she has several concerns due to the wetland and the amount of wildlife that live in this area. She also has concerns about the size of the buildings and that the road will not be able to handle the extra traffic. Ms. Wagner stated that Pennock Street is poorly maintained and easily gets pot holes.

City Planner Abboud stated that the owners would have to gain Army Corp of Engineer Permits due to the wetlands in the area. The development of this area is urban residential and the owners would be able to do anything along the rights of this area. City Planner Abboud stated that the maintenance of Pennock Street would be a public works issue, so he suggested Ms. Wagner call them to talk about maintenance.

Chair Stead closed the floor for public testimony.

HIGHLAND/VENUTI- MOVED TO ADOPT STAFF REPORT 18-22 MATTOX SUBDIVISION JOHNSON ADDITION PRELIMINARY PLAT TO CREATE FIVE LOTS FROM TWO EXISTING LOTS WITH STAFF COMMENTS AND RECOMMENDATIONS.

Commissioner Highland commented that wetland are always a concern to her as well, but the city does not have any jurisdiction over them. She suggested that Ms. Wagner call the Corp and express her concerns to them directly.

Commissioner Venuti stated that nobody likes change. He has noticed that the Pennock Street area is getting cleaned up recently. He is pleased to see the improvements done to this area and believes that this will be a nice addition.

Commissioner Banks commented that there is not a lot the Planning Commission can do about the road maintenance to this area, but suggests Ms. Wagner talk to Public Works. This area will be urban residential and the regulations and guidelines can be found in Chapter 21.14. of Homer City Code.

VOTE: NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report 18-19, Draft Comprehensive Plan Public Hearing/ Comments

HIGHLAND/BERNARD- MOVED TO BRING STAFF REPORT 18-19, DRAFT COMPREHENSIVE PLAN PUBLIC HEARING/COMMENTS TO THE FLOOR FOR DISCUSSION AND RECCOMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

The commission discussed the Draft Comprehensive Plan and made recommendations as follows:

- Add a narrative with the land use recommendations map on page A-3 and clarifying the process for future zoning changes.
- That staff review possibility of a hospital type zone and include a narrative of their findings and a possible preliminary idea.
- Investigate changing rural residential to urban residential where water and sewer is available.
- Updated pictures of the facilities throughout the Draft Comprehensive Plan
- Staff check page 6-6 for current information because it looks the same in the last Draft Comprehensive Plan.
- Review the submitted written comments from the public, specifically Charles Barnwell's goals and implement changes to the Comprehensive Plan as needed.
- Continue to gather public testimony on the change from Central Business District to General Business 1 and decide if it's feasible at a later date.

The commission reviewed and briefly discussed the letters that were submitted from the public and talked about the change of Central Business District to General Commercial 1.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Reports for the March 27, 2018 City Council Meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Highland commented that she has had several members of the public discuss the issue of clear-cuts with her, specifically the one by Walli Estates property. She would like to get this item on a future agenda. She also would like to have a couple worksessions a year to discuss the duties that were given to the Planning Commission with the disbanding of the Transportation Commission.

Commissioner Bernard commented that she will be missing the next two meetings.

Commissioner Bentz commented that she is organizing a green infrastructure training for decision makers etc. September 11th with Noah Trainer.

Commissioner Venuti commented that this was an interesting meeting and that he believes the Planning Commission and staff have the best intentions about turning Central Business District to General Commercial 1.

Commissioner Banks commented that Earth Day is this weekend. Happy Earth Day.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:30p.m. The next regular meeting is scheduled for Wednesday, May 1, 2018 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession scheduled at 5:30 p.m. prior to the meeting.

HAYLEY SMITH, DEPUTY CITY CLERK I

Approved: _____



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

TO: Homer Advisory Planning Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: May 2, 2018
SUBJECT: City Planner's Report

Rick will be back for the HAPC meeting. Currently he is traveling to attend the national American Planning Association conference in New Orleans, and taking some personal time.

City Council – April 23rd meeting

- Voted to create a task force to address the HERC. Julie will be providing staff support to the task force
- Introduced an ordinance to spend an additional; \$79,452 of HART funds for a sidewalk on the east side of Greatland
- Considered a special election in June on funding for the new police station

Other news:

Community Cleanup day is Saturday May 5th



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
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(f) 907-235-3118

Staff Report 18-24

TO: Homer Advisory Planning Commission
FROM: Julie Engebretsen, Deputy City Planner
DATE: May 2, 2018
SUBJECT: Forest Glen Sub 2018 Replat Preliminary Plat

Requested Action: Recommend approval of the preliminary plat, creating two smaller lots and one larger lot.

General Information:

Applicants:	Pastor Glen Harbaugh Homer Independent Baptist Church PO Box 112 Homer AK 99603	Kenton Bloom, PLS Seabright Surveying 1044 East End R Suite A Homer, AK 99603
Location:	Sterling Highway and Glenview St	
Parcel ID:	17526028	
Size of Existing Lot(s):	2.79 acres	
Size of Proposed Lots(s):	1.575 acres, 0.516 and 0.701 acres	
Zoning Designation:	Gateway Business District and Scenic Gateway Overlay	
Existing Land Use:	Church and vacant land	
Surrounding Land Use:	North: Residential South: Restaurant and vacant East: Vacant, residential West: Church	
Comprehensive Plan:	Chapter 4 Goal 1: Guide Homer's growth with a focus on...encouraging infill.	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone X, outside the 0.2% annual chance flood	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 48 property owners of 41 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Gateway Business District. This plat subdivides one large lot, into three lots: two smaller and one large with the church on it.

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.

- 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. Utility main location is on file with the City of Homer Department of Public Works.

- L. Contours at suitable intervals when any roads are to be dedicated unless the planning director or commission finds evidence that road grades will not exceed 6 percent on arterial streets, and 10 percent on other streets;

Staff Response: The plat meets these requirements. No Right of Way is granted in this action.

- 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. No known slopes over 20%.

- 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. No phases are proposed.

Public Works Comments: Not received by packet time. They will be provided at the meeting.

Fire Department Comments: No comments requested.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat.

Attachments:

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

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS LOT IS SERVED BY CITY OF HOMER MUNICIPAL SEWER COLLECTION SYSTEM.
3. ALL R/W RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
4. A 2" AL-CAP ON A 30" X NO. 5 RE-BAR SET AT ALL CORNERS UNLESS DEPICTED OTHERWISE ON THIS PLAT.
5. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS.
6. 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.
7. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
8. A FRAGMENT OF A 10' SEWER AND WATER UTILITY EASEMENT (BK 178 PG. 610 HRD) REMAINS AS DEPICTED ALONG THE SOUTHERN BOUNDARY OF LOT 1-A.
9. THERE ARE COVENANTS ATTACHED TO THIS LOT RECORDED IN BK 74 P 407-409 HRD AND BK 76 P 236-238 HRD.
10. MONUMENTS FOR THE STERLING HIGHWAY ARE DEPICTED PER PAGES 11 & 15, HM 2012-09.
11. EASEMENTS GRANTED TO THE CITY OF HOMER FOR SEWER AND WATER PER BK 247 PG 852-853 (WIDTH VARIES).
12. THE FRONT 15' ALONG THE EXISTING RIGHTS-OF-WAY AND 20' WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT.

WASTEWATER DISPOSAL

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

PLAT APPROVAL

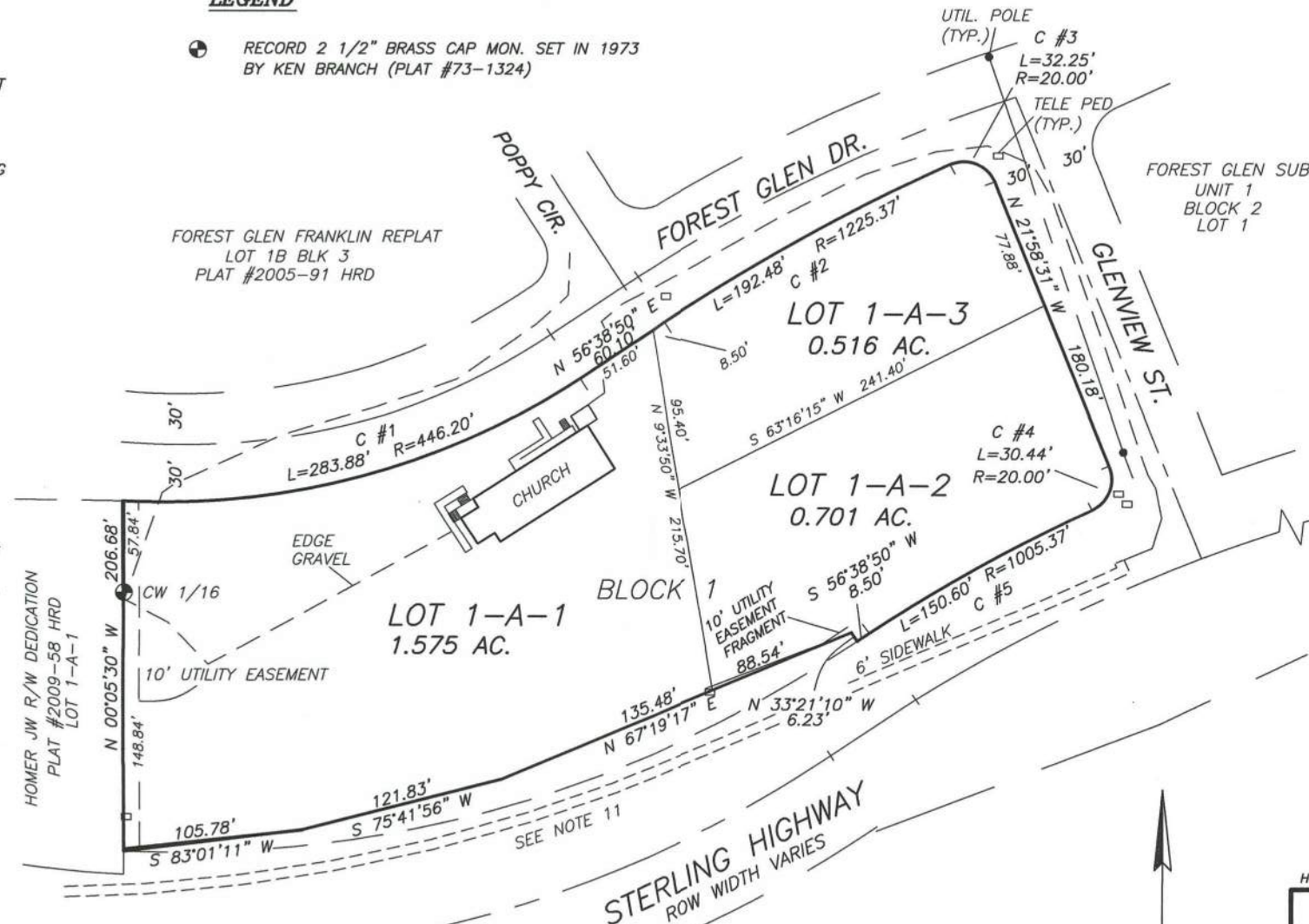
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

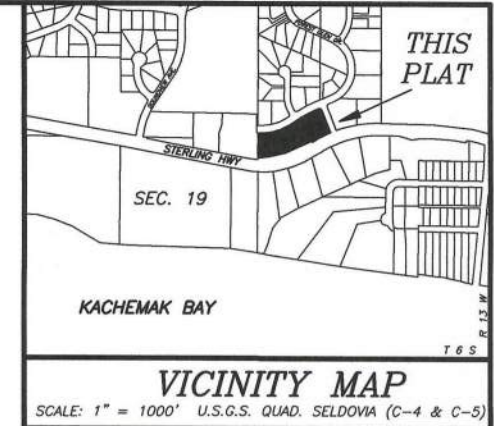
LEGEND

- RECORD 2 1/2" BRASS CAP MON. SET IN 1973
BY KEN BRANCH (PLAT #73-1324)



CURVE TABLE

CURVE	CHORD	CHORD BRNG
C1	279.12'	N 74°52'25" E
C2	192.28'	N 61°08'50" E
C3	28.78'	N 68°10'12" W
C4	27.49'	S 21°25'39" W
C5	150.60'	S 60°44'25" W



CERTIFICATE OF OWNERSHIP

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

PASTOR GLEN HARBAUGH
HOMER INDEPENDENT BAPTIST CHURCH
P.O. BOX 112
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2018

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE No. 2018-XXX

FOREST GLEN SUB. 2018 REPLAT

A REPLAT OF LOTS 1-A BLOCK 1, UNIT 1 OF FOREST GLEN SUBDIVISION (HM 2013015) SITUATED IN THE SE 1/4 NW 1/4, SEC 19, T6S, R13W, S.M., LOCATED WITHIN THE CITY OF HOMER, KENAI PENINSULA BOROUGH THIRD JUDICIAL DISTRICT, STATE OF ALASKA CONTAINING 2.792 ACRES MORE OR LESS

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

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 235-4247

OWNER: HOMER INDEPENDENT BAPTIST CHURCH
P.O. BOX 112 HOMER, AK 99603

DRAWN BY: KB CHKD BY: KB JOB #2018-06

DATE: 3/2018 SCALE: 1"=60' SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN

Kenton Bloom, PLS
1044 East Road Suite A
Homer, Alaska 99603
(907) 235-4247 (& fax)
seabrightz@yahoo.com

April 5, 2018

City of Homer
Planning Dept.
491 E. Pioneer
Homer, Alaska 99603

RE: Forest Glen Subdivision 2018 Replat

To Whom It May Concern:

Seabright Survey + Design is pleased to submit the preliminary plat for the Forest Glen Subdivision 2018 Replat,

We are providing you with a check for \$300.00 for platting review fees and two full size copies. Please find the PDF 11"x17" in an email for your review. We look forward to working with the City of Homer on this project within city limits. Thank you for your consideration. Please call with any questions or concerns.

Cordially,

A handwritten signature in black ink, appearing to read "Kenton Bloom". The signature is fluid and cursive, with the first name "Kenton" and last name "Bloom" clearly distinguishable.

Kenton Bloom, P.L.S.
Seabright Survey + Design

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:

Forest Glen Sub. 2018 Replat Preliminary Plat

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, May 02, 2018 at 6:30 p.m. at Homer City Hall, Cowles Council Chambers, 491 East Pioneer Avenue, Homer, Alaska.

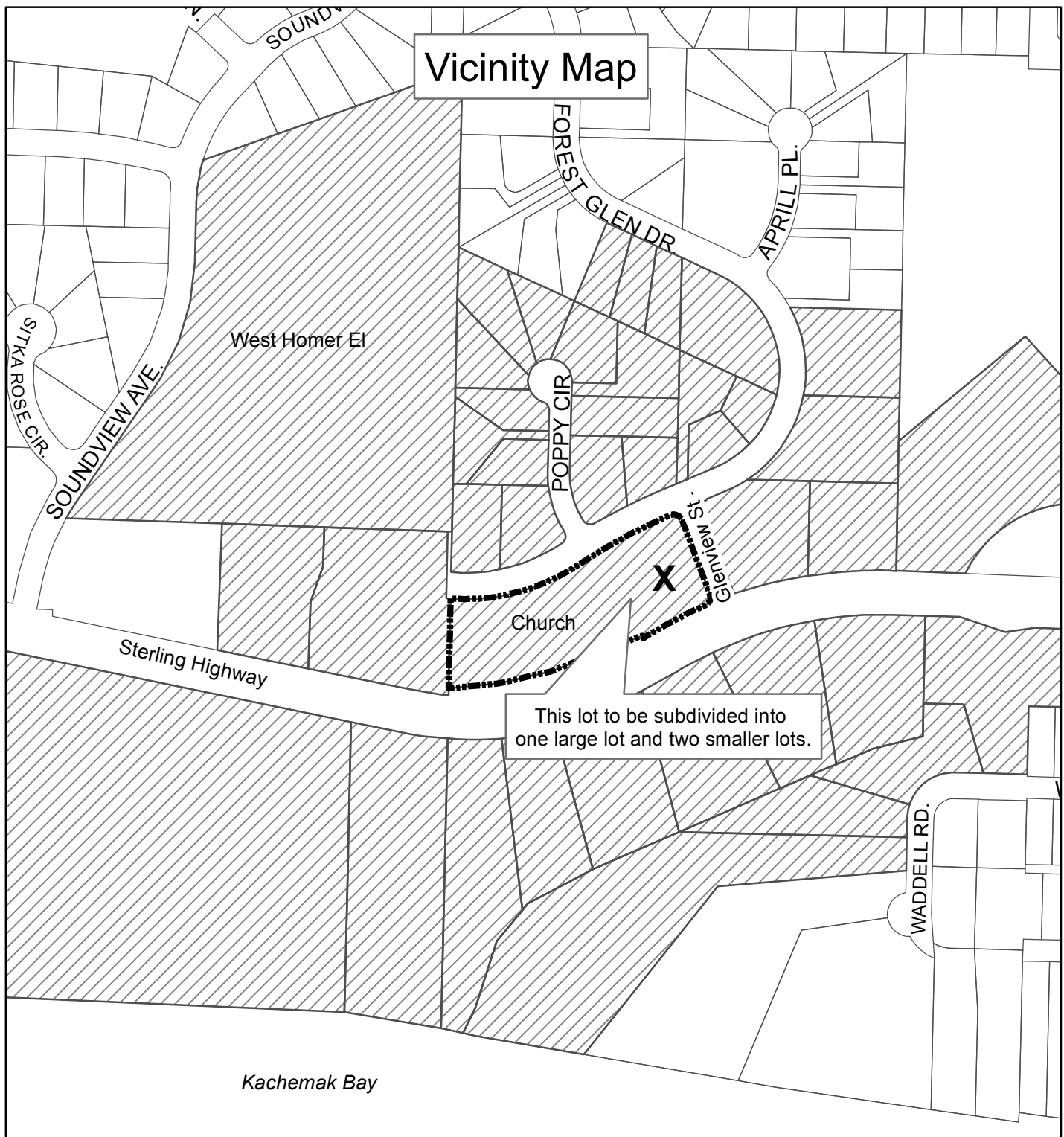
Anyone wishing to present testimony concerning this matter may do so at the meeting or by submitting a written statement to the Homer Advisory Planning Commission, 491 East Pioneer Avenue, Homer, Alaska 99603, by 4:00 p.m. on the day of the meeting.

The complete proposal is available for review at the City of Homer Planning and Zoning Office located at Homer City Hall. For additional information, please contact Travis Brown in the Planning and Zoning Office, 235-3106.

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

March 18, 2018

Forest Glen Sub 2018 Replat Preliminary Plat

Marked lots are within 500 feet
and property owners notified.

0 250 500 Feet



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

NOTES

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN AN EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS LOT IS SERVED BY CITY OF HOMER MUNICIPAL SEWER COLLECTION SYSTEM.
3. ALL R/W RETURNS ARE 20' RADIUS UNLESS OTHERWISE NOTED.
4. A 2" AL-CAP ON A 30" X NO. 5 RE-BAR SET AT ALL CORNERS UNLESS DEPICTED OTHERWISE ON THIS PLAT.
5. DEVELOPMENT OF THIS LOT IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS.
6. 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.
7. NO ACCESS TO STATE MAINTAINED RIGHTS-OF-WAY IS PERMITTED UNLESS APPROVED BY THE ALASKA DEPARTMENT OF TRANSPORTATION.
8. A. FRAGMENT OF A 10" SEWER AND WATER UTILITY EASEMENT (BK 178 PG. 610 HRD) REMAINS AS DEPICTED ALONG THE SOUTHERN BOUNDARY OF LOT 1-A.
9. THERE ARE COVENANTS ATTACHED TO THIS LOT RECORDED IN BK 74 P. 407-409 HRD AND BK 76 P. 236-238 HRD.
10. MONUMENTS FOR THE STERLING HIGHWAY ARE DEPICTED PER PAGES 11 & 15, HM 2012-08.
11. EASEMENTS GRANTED TO THE CITY OF HOMER FOR SEWER AND WATER PER BK 247 PG 852-853 (WIDTH VARIES).
12. THE FRONT 15' ALONG THE EXISTING RIGHTS-OF-WAY AND 20' WITHIN 5' OF THE SIDE LOT LINES IS A UTILITY EASEMENT.

WASTEWATER DISPOSAL

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

PLAT APPROVAL

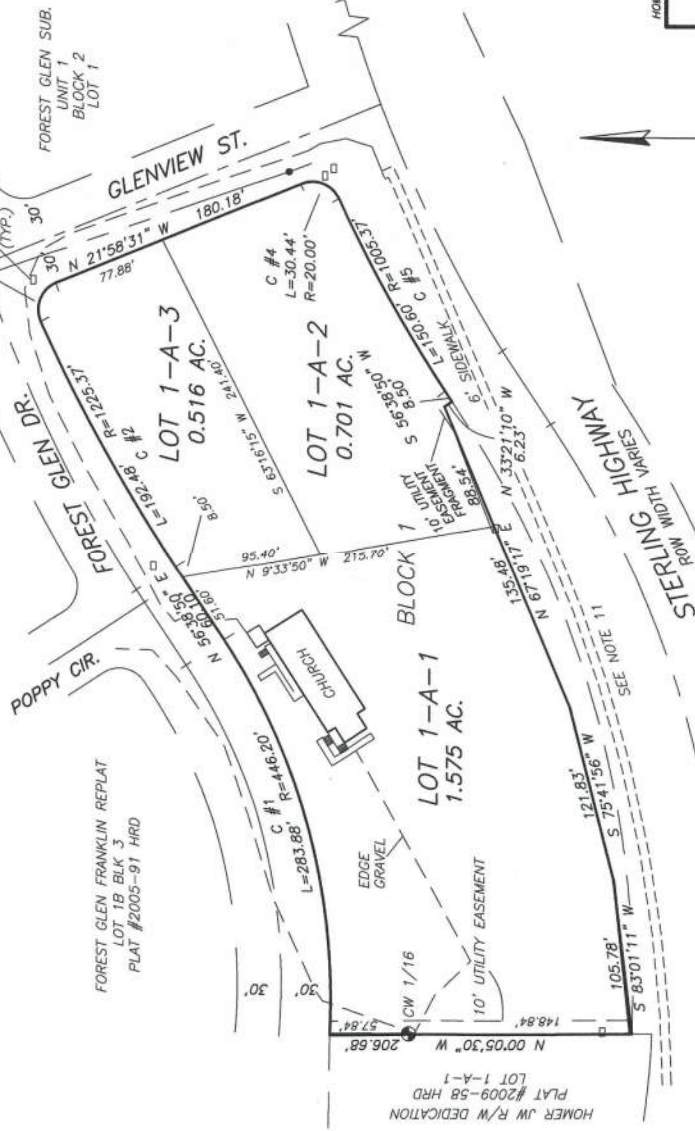
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF _____

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

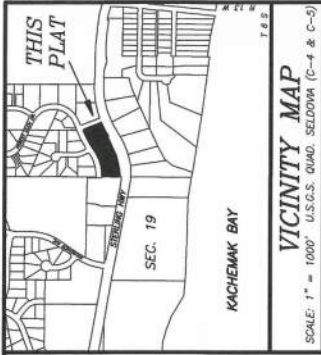
LEGEND

- RECORD 2 1/2" BRASS CAP MON. SET IN 1973 BY KEN BRANCH (PLAT #73-1324)



CURVE TABLE

CURVE	CHORD	CHORD BRNG
C1	279.12'	N 74°52'25" E
C2	192.28'	N 61°08'50" E
C3	28.78'	N 68°10'12" W
C4	27.49'	S 21°23'39" W
C5	150.60'	S 60°44'25" W



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY SHOWN HEREON, THAT I HEREBY ADOPT A PLAT OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PASTOR GLEN HARBOROUGH
HOMER INDEPENDENT BAPTIST CHURCH
P.O. BOX 112
HOMER, AK 99603

NOTARY'S ACKNOWLEDGMENT

FOR: _____
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2018.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____

HOMER RECORDING DISTRICT KPB FILE NO. 2018-20X

FOREST GLEN SUB. 2018 REPLAT

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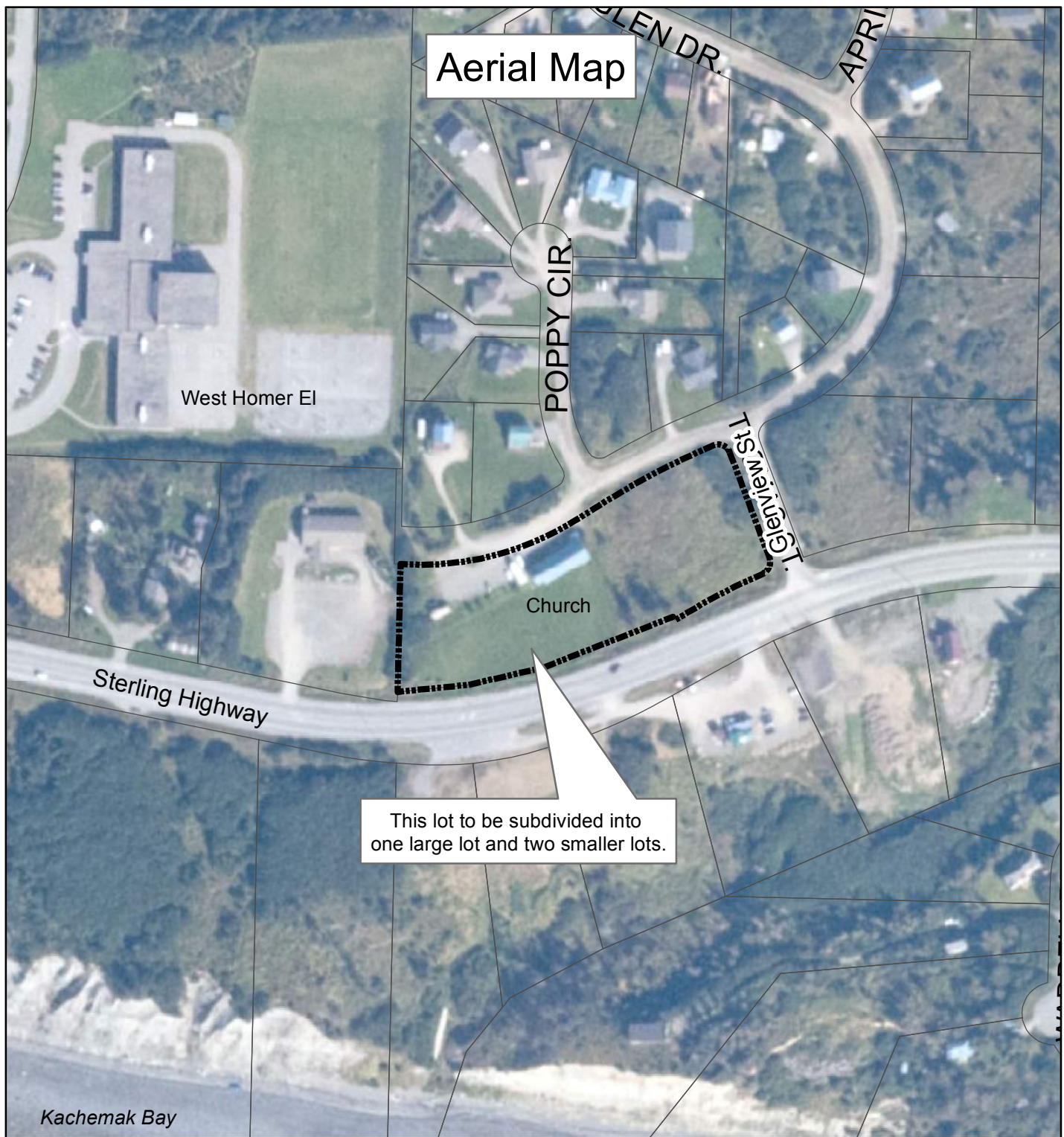
CHKD BY: KB

DATE: 3/2018

SCALE: 1"=60'

JOB #2018-06

SHEET #1 OF 1



City of Homer
Planning and Zoning Department

March 18, 2018

Forest Glen Sub 2018 Replat Preliminary Plat

0 180 360 Feet



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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 18-25

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: May 2, 2018
SUBJECT: Draft Comprehensive Plan

Introduction

At the work session and regular meeting on 4/18, the Commission discussed the public comments received. At this meeting, May 2nd, staff would like to have direction on any final changes to the land use recommendations map. When the Commission has finalized any changes to the map, staff will create a new draft and the text describing the districts. Please make map amendments by motion. Staff also has some follow up on the Green Infrastructure discussion.

Requested actions:

1. Decision on inclusion of a hospital zone on the Land Use Recommendations Map
2. Decision on including (or not) GC1 within the existing CBD
3. Discussion on the Green Infrastructure section

Hospital Zone

The Commission received public comment expressing interest on the creation of a hospital zone on the future land use map. Staff reviewed the purpose statement of the current RO district, which states in part:

"....A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density."

Staff observes that near the hospital, the long term, incremental growth of medical services has not resulted in development that aligns with this purpose statement. Future land use discussions around the hospital should include the hospital, landowners, and area residents, and is beyond the scope of a comprehensive plan. Staff recommends including a general area on the land use map, with a brief paragraph about growth of the hospital and the need for neighborhood scale planning. Parking, traffic, landscaping, and building bulk and scale are all potential topics.

Staff Recommendation:

1. Discuss a hospital zone, and make a motion to include it on the Land Use Recommendations Map.
2. Add an implementation item on page 4-10 of the draft plan, 1-B-7, "Consider neighborhood planning around the hospital for the centralized expansion of medical services." (feel free to bring your own wording to the meeting)

GC1 within the CBD

No new comments have been received. Public comments to date on this topic were not in support of creating this area of GC1 within the CBD. This topic can be further discussed if needed, but it would be helpful to know if this is something the Commission still wishes to support, or an idea that has run its course. Staff requests the Commission vote either to include the proposed new GC1 on the map, or to remove it.

Staff Recommendation:

1. Vote to include or remove the proposed GC1 district within CBD

Green Infrastructure

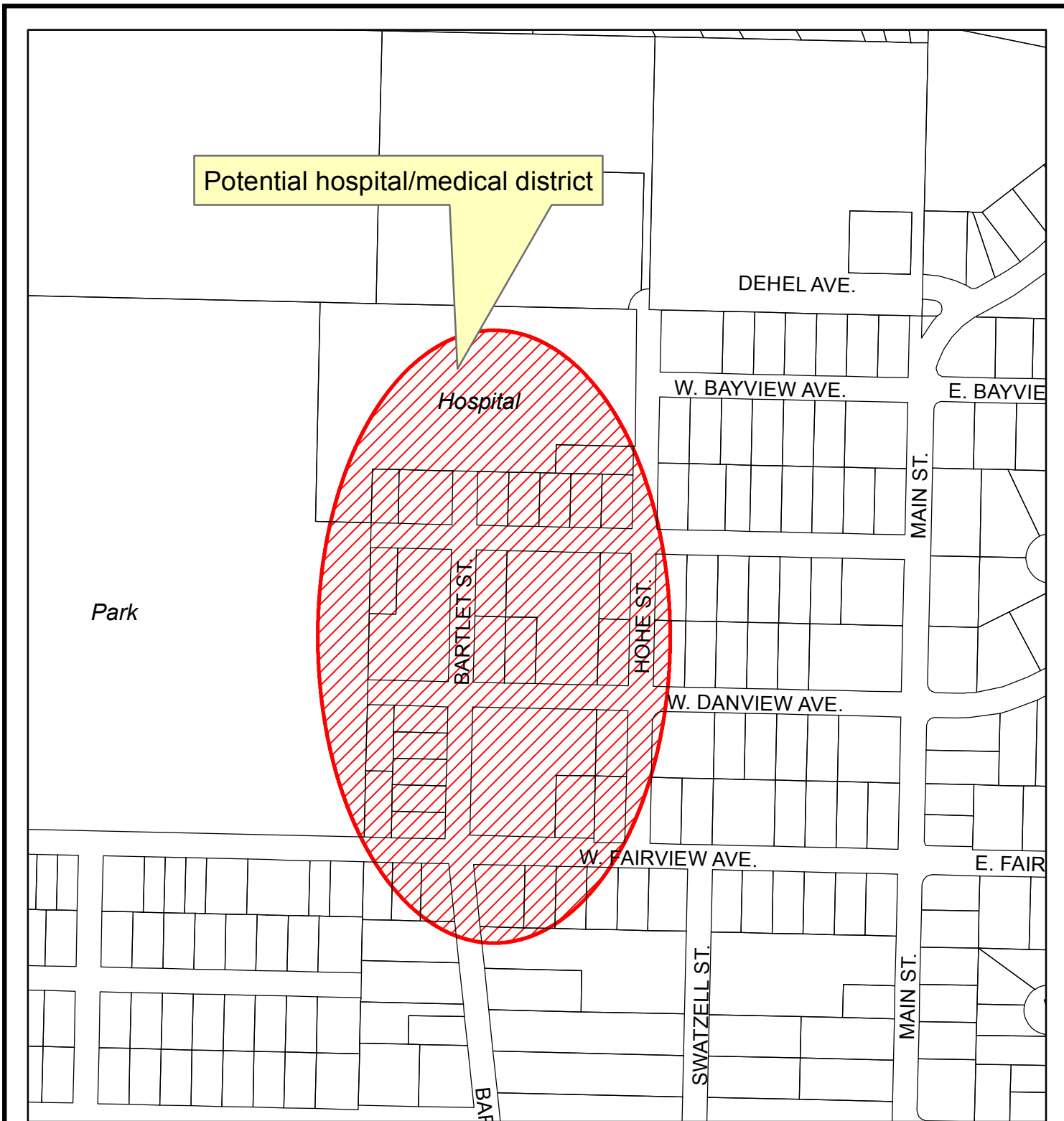
A work session on April 18, the Commission talked about how to make the Green Infrastructure (GI) language stronger. There was also public comment about the GI concept. In staff's research, GI is a broad term that is usually from the 30,000 foot level – it does not lend much guidance to actually creating new regulations. Those regulations would be better phrased as Best Management Practices, Low Impact Development or other more site specific development standards. With those phrases in mind, staff reviewed the implementation table on pages 4-10 & 11 (Goal 2). These implementation items appear to cover our immediate concerns: steep slope and bluff development, and sensitive areas such as wetlands. Page 6-18, Storm water implementation items, further covers storm water action items. If there is something you would like to add as an implementation, please bring the wording to the meeting or discuss it with staff beforehand.

Staff Recommendation:

1. Bring wording for any additional implementation items, or discuss with staff prior to the meeting.

Attachments

1. Hospital area map



City of Homer
Planning and Zoning Department

March 27, 2018



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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 Pro Tem Aderhold and Homer City Council
FROM: Katie Koester, City Manager
DATE: April 18, 2018
SUBJECT: April 23 City Manager's Report

Lieutenant Browning Receives National Award from Elks

Homer Elks #2127 is the first lodge in Alaska to award a law enforcement officer with an Elks National Award. The Enrique Camarena Award was established by the Benevolent and Protective Order of Elks to recognize and honor law enforcement officers who have made a significant contribution in the field of drug prevention and who personify Agent Camarena's belief that one person can make a difference. Special Agent Camarena was a slain DEA Agent, murdered by the Mexican Drug Cartel, while investigating drug trafficking into the United States in 1985. His death precipitated the start of the Red Ribbon Campaign that Elks celebrate each October in his honor.

Homer Elks #2127 was selected to award Lt. Ryan Browning of the Homer Police Department as the first law enforcement officer in Alaska to receive this humanitarian award. The award was presented at the annual Homer Elks Awards banquet held on April 7th. The City and the Department are proud of the caliber of our employees and national recognition they bring our town. Homer Elks #2127 deserves a thank you for recognizing these qualities in a local public employee and nominating a Homer Police Department Officer for this prestigious award.

Kenai Peninsula City Manager's Meeting

Thursday, April 5th I traveled to Kenai for a regional meeting of City Managers hosted by the Kenai Peninsula Economic Development District. In addition to the City Manager's from Kenai, Soldotna, Seldovia and Seward, Borough Mayor Pierce and his Chief of Staff were in attendance. After an interview on the economic development activity in our communities by the Peninsula Clarion we heard from the Borough Mayor about budget issues at the Borough and his suggestions for generating revenue. The City Manager's business meeting focused on regional economic development projects and how the different Peninsula municipalities could be involved. We talked about ways the Peninsula as a whole could speak more with one voice to address some of the State and Borough issues we face as the larger community of the Kenai Peninsula. It was a great opportunity to network with other City Managers dealing with very similar issues: tips, resolutions, links to grants, and copies of code were shared liberally as we learned from each other. I am encouraged that the group is planning on continuing to meet on a quarterly basis and invited them to the Southern Kenai Peninsula for the next meeting.

Fundraiser Benefit for Homer Police Department Officer

In February of this year, HPD Officer Stading was diagnosed with kidney cancer. Currently he is in Seattle undergoing surgery and starting immunotherapy. The Community held a fundraiser on April 7th to help with the financial burden on his family at the Christian Community Church. Through a live and silent auction and many generous donations by businesses and individuals, they were able to raise over \$35,000 for Officer Stading. The event was well attended with hundreds of people from all walks of life coming together to support an officer and member of the Homer Police Department. I was truly touched by the community's outpouring of respect and generosity for someone who gives so much to serve and protect the peace in our community. It was a heartwarming experience to share in and I know all of us at the City are sending healing thoughts to our colleague as he works on recovering in Seattle.

Homer Foundation Contribution

As you are aware, the Homer Foundation administers a City of Homer Grant Fund that is a combination of an annual appropriation and earnings on the endowment. In the 2017 budget cycle City Council amended the operating budget to increase the contribution to the Homer Foundation from \$19,000 to \$25,000. In the past when the City has contributed additional funds to the Foundation, they have been used to grow the endowment. The Homer Foundation has asked for direction regarding the additional \$6,000. I would appreciate guidance from Council on the intent of the increase to the Foundation and if it is meant as a sustainable way to ensure the endowment grows or be distributed annually as part of the grants available to local non-profits.

Meeting with Fireweed Academy

The City Council was sent a letter of interest by the Fireweed Academy Parent Association for the potential use of the Homer Education and Recreation Complex (HERC) as a joint campus for their school. In the letter they requested a meeting with me to discuss potential options and obstacles for the facility. I met with two parents and the principal on Monday April 16th and had a great conversation about the challenges of the facility and some of the ways the City and Academy could partner. They are following Resolution 18-036 establishing a task force for what to do with the HERC and are planning on participating in that process. The way their facility funding and current lease works, they are looking at occupying a facility by the beginning of the school year in 2020. I am encouraged by Fireweed's flexibility and creativity and think they will bring great perspective and input as the HERC debate moves forward.

City Council Operating Manual

With the adoption of Ordinance 18-14(A) amending chapter 1.18 Conflicts of Interest, Partiality, and Code of Ethic, repealing 2.80 and creating 1.19 Board of Ethic, the Council's operating manual needs to be amended again. Amendments to the manual are done by resolution and it was last amended this year in January with amendments to the same areas of code. In talking with the City Clerk, we thought it might be easier to remove the code language from the manual and replace it with a reference to the appropriate sections of City Code, so councilmembers will know where to find it if needed. It will save time when code amendments come up and will help alleviate oversights and inconsistencies by having to amend two documents with the same information. Please give me feedback if this would be appropriate or you if you would rather see the entire section of code in the operating manual.

Verbal Only Attorney's Reports

Section 12 of your agenda lists "ATTORNEYS REPORT" and is a placeholder where the City Attorney can provide you a written or verbal report when she is in attendance. Attorney Wells and I have questioned the usefulness of the written attorney's report as the attorney is required to keep certain legal issues and advice confidential to protect the City's interests. This means the written report ends up taking a significant

amount of time to write (which the City is billed for) and rarely generates questions from the Council. I think it would be more useful for Council to receive a quarterly billing report that details what the attorney is working on (litigation, port and harbor issues, council requests, etc.) which could be complied by the legal secretary at no expense to the City. This makes sure Council is informed of the work the attorney is doing without spending attorney time on it. Billing documents include a level of detail that would necessitate them remaining confidential. It would be important that the City Attorney maintain regular oral reports to the Council when in attendance at meetings to make sure the public is informed of attorney business. Of course, the City Attorney will still provide memoranda to the Council and, when appropriate, the public regarding specific legal issues that warrant these memos.

Employee Committee

In a similar vein, with the consent of Council, I will remove the Employee Committee from the agenda (because they just listed under committee reports, it does not require a resolution to remove them). The Employee Committee does not regularly meet or report to Council and having a permanent placeholder on the agenda, for the most part, means they are called upon at every meeting and no one is available. It would be more appropriate for the Committee to present to Council by request, which would also allow Council to place their presentation at the beginning of the meeting before any item they may want to comment on is acted upon. Of course, if the Committee or Council feels like the placeholder is important, it is no trouble to leave it on the agenda.

