

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 October 4, 2017

p. 1

B. Memorandum for 2018 HAPC Meeting Schedule

p. 7

6. Presentations

7. Reports

A. Staff Report 17-82, 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.

A. Staff Report 17-83, Conditional Use Permit 17-07 for a 146-foot-tall communications tower at 4300 Freight Dock Road

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9. Plat Consideration

10. Pending Business

A. Staff Report 17-84, Comprehensive Plan Update Chapter 6 Public Services and Facilities **p. 63**

11. New Business

12. Informational Materials

A. City Manager's Report for October 9, 2017 City Council Meeting

p. 81

B. KPB Notice of Decision for Hodnik Subdivision Revised Preliminary Plat

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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 November 1, 2017. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Session 17-12, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Vice Chair Tom Bos at 6:30 p.m. on October 4, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: COMMISSIONER STEAD (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF AGENDA

Vice Chair Bos called for a motion to approve the agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

A. Approval of minutes of August 16, 2017

B. Staff Report 17-79, Vacation of a Utility Easement on Lot 1, Block 3 of Mariner Village Subdivision

C. Decisions and Findings for Variance 2017-01, Steep slope setback reduction at 3965 Sterling Highway

D. Decisions and Findings for CUP 2017-06, Building setback reduction at 3965 Sterling Highway

E. Decisions and Findings for CUP 2017-05, More than 8,000 square feet of building area at 3301 East End Road

Vice Chair Bos 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 PL 17-73 City Planner's Report

City Planner Abboud reviewed his report and commented on the request from City Council to review the Baycrest area for a natural hazards overlay district, the issue of allowing marijuana on the Homer Spit related to zoning and requested volunteers to attend upcoming Council meetings.

Commissioners volunteered for the following:

Commissioner Bos – October 9th

Commissioner Highland – November 27th

Commissioner Banks – December 11th

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 17-81, Comprehensive Plan Update, Chapter 6 Public Services and Facilities

City Planner Abboud noted the discrepancies in the formatting issues and stated that they would be fixed in the draft document. He was looking for comments and input from the commission on grammatical, spelling and content.

The Commissioners provided the City Planner with the following recommendations:

- Line 72 “at” should be “as”
- Line 117 – 119 - Questioned current status – City Planner will check with Chief Robl
- Line 130-133 – Update on current status of the Project, more general statement recommended since committee has been disbanded. City Planner will review.
- Line 190 – Last word in sentence – capitalization error
- Line 251 – Providing incentives on water saving methods for the community
- Line 373 - Recycling efforts with regard to solid waste at the parks and requested an assessment of the needs similar to trash can lids
- Line 396 – i.e., provide an example

A brief discussion ensued on property owners should be responsible for cleaning their ditches to aid in Stormwater runoff; discussions with the City Engineer regarding Stormwater planning; having those types of documents aide in applications for grants clarifying the needs.

Commissioner Highland advocated for the commission working on creating a best practices manual for the homeowner in 2018.

The commission continued recommendations for the draft chapter as follows:

- Line 497-498 – Amend language to reflect a more neutral perspective such as in Lines 475-480
- Line 499-500 – Recommend removing altogether
- Line 508-509 – Include information reflected in line 478
- Line 510-515 – Amend language to reflect that during down economic period’s usage increases in all areas of the Library.
- Line 533-534 – Amend line to focus on operations not expansion
- Line 564-565 – Unless this is substantiated then the language should be revised
- Line 573 – Should reflect #1 & #2 plastic instead of “plastic milk jugs”
- Line 577-578 – Commissioners inquired how accurate the information was before including

Vice Chair Bos called for a recess at 8:30 p.m. The meeting was called back to order at 8:34 p.m.

- Line 620 – 621 - Wording needs to be refined, suggestion offered, “Homer has seen an increase in types of medical services expanding the opportunity for care and recovery. Increasing the range of medical services and number of healthcare professionals.
- Line 622 – Remove specification on opioid and insert substance abuse and amend to read “in discussions about substance abuse and the increase in opioid abuse specifically”

A brief discussion ensued on using specifics, such as opioid, instead of substance abuse and it was pointed out that heroin, meth and cocaine were once abused on the level that opioids are now abused.

- Line 635 – Amend to include “and prevention.”
- Line 637 – Add the word “Peninsula”
- Line 646-649 – Include reference to Assisted Living and Long Term Care
- Line 683-684 – clarification required with the statement
- Line 685-686 – Clarification should be made that University Alaska, Kachemak Bay Campus and the Kachemak Bay National Estuarine Research Reserve (Line 699) this is now part of University Alaska system.
- Line 717 – Verification on the actual number of non-profits in Homer
- Page 90 – Table 2-D-4 – add the word “Peninsula”
- Page 91 – Table 2-E-4 - Include ADA requirement
 - Table 2-G- Education is repeated.

City Planner Abboud stated that he will work on the amendments to the Table, being more specific to responsibilities.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Report for August/September City Council Meetings

COMMENTS OF THE AUDIENCE

COMMENTS OF STAFF

City Planner Abboud responded to Commissioner Venuti on the possible program that could be applied for the situation at the bottom of West Hill. He explained that he is hesitant to introduce liability to the city. The application is very onerous with a 100 page application. He is still looking into and the State is aware of the potential. City Planner Abboud noted that the cause is called a scarp and explained for the Commission exactly what that meant and the situation it creates. The situation is continuing to grow and they are running into the question of resources.

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COMMISSION

Commissioner Highland welcomed Commissioner Bernard and stated that it was nice to finally meet Commissioner Banks.

Commissioner Bentz welcomed the new commissioners. She is excited and looks forward to working on a natural hazards overlay district for the Baycrest area. The Kachemak Bay Research Reserve is hosting a public talk on Coastal Erosion at Islands and Ocean Visitor Center on October 26th

Commissioner Bernard thanked the commission.

Commissioner Banks thanked Commissioner Bernard for joining them.

Commissioner Venuti stated it was an interesting meeting, welcomed Commissioner Bernard and noted that she got off easy as his first meeting went on until midnight. He commented on the FEMA program and there may be some programs that they could get into. Commissioner Venuti inquired if City Planner Abboud found out more information on if there was a program that could help with the erosion at the bottom of West Hill.

Vice Chair Bos appreciated everyone's patience and felt that the commission was very responsive in getting through this chapter. He stated that they continue to talk about state and city funds

and he believes that they need to do more for themselves and for each other. They have a full commission and a new council coming up and he hopes they take care of the city's business.

ADJOURN

There being no further business to come before the Commission, Vice Chair Bos adjourned the meeting at 9:07 p.m. The next regular meeting is scheduled for TUESDAY, OCTOBER 17, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

Renee Krause, CMC, Deputy City Clerk I

Approved: _____



City of Homer

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clerk@cityofhomer-ak.gov

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Memorandum

TO: ADVISORY BODIES
FROM: MELISSA JACOBSEN, CITY CLERK
DATE: OCTOBER 2, 2017
SUBJECT: MEETING SCHEDULE FOR 2018

Please review the draft resolution that establishes your meetings for 2017. If you have any changes please submit them to me by December 5th.

Council will be setting the 2018 meeting schedule for Council and Advisory Bodies with the adoption of the resolution at their December 11, 2017 meeting.

**CITY OF HOMER
HOMER, ALASKA**

City Clerk

RESOLUTION 17-xxx

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
ESTABLISHING THE 2018 REGULAR MEETING SCHEDULE FOR
THE CITY COUNCIL, ECONOMIC DEVELOPMENT ADVISORY
COMMISSION, LIBRARY ADVISORY BOARD, PARKS ART
RECREATION AND CULTURE ADVISORY COMMISSION, ADVISORY
PLANNING COMMISSION, PORT AND HARBOR ADVISORY
COMMISSION, AND CANNABIS ADVISORY COMMISSION.

WHEREAS, Pursuant to Homer City Code Section 1.14.020, the City Council annually sets the schedule for regular and some special meetings, noting the dates, times and places of the City Council, Advisory Commissions, and the Library Advisory Board meetings; and

WHEREAS, The public is informed of such meetings through notices located at the City Clerk's Office, Clerk's Calendar on KBBI, the City Clerk's Website, and postings at the Public Library; and

WHEREAS, HCC 1.14.020 - 040 states that meetings may be advertised in a local paper of general circulation at least three days before the date of the meeting and that special meetings should be advertised in the same manner or may be broadcast by local radio at least twice a day for three consecutive days or two consecutive days before the day of the meeting plus the day of the meeting; and

WHEREAS, HCC 1.14.010 notes that the notice of meetings applies to the City Council and all commissions, boards, committees, subcommittees, task forces and any sub-unit of the foregoing public bodies of the City, whether meeting in a formal or informal meeting; that the failure to give the notice provided for under this chapter does not invalidate or otherwise affect any action or decision of a public body of the City; however, this sentence does not change the consequences of failing to give the minimum notice required under State Statute; that notice will ordinarily be given by the City Clerk; and that the presiding officer or the person or persons calling a meeting are responsible for notifying the City Clerk of meetings in sufficient time for the Clerk to publish notice in a newspaper of general circulation in the City; and

WHEREAS, This Resolution does not preclude additional meetings such as emergency meetings, special meetings, worksessions, and the like; and

WHEREAS, Council adopted Resolution 06-144 on October 9, 2006 establishing the Regular Meeting site for all bodies to be the City Hall Cowles Council Chambers.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council, that the 2018 meeting schedule is established for the City Council, Economic Development Advisory Commission, Library Advisory Board, Parks Art Recreation and Culture Advisory Commission, Advisory Planning Commission, and Port and Harbor Advisory Commission of the City of Homer, Alaska, as follows:

Holidays - City Offices closed:

January 1, New Year's Day, Monday	February 19, Presidents' Day, the third Monday	March 26, Seward's Day, last Monday	May 28, Memorial Day, last Monday	July 4, Independence Day, Wednesday	September 3, Labor Day, first Monday
October 18*, Alaska Day, Thursday	November 12**, Veterans Day, Monday	November 22 Thanksgiving Day, Thursday	November 23, Friday, the day after Thanksgiving	December 25, Christmas, Tuesday	

**If on a Sunday, the following Monday is observed as the legal holiday; if on a Saturday, the preceding Friday is observed as the legal holiday pursuant to the City of Homer Personnel Rules and Regulations.

CITY COUNCIL (CC)

January 8, 22	February 12, 26	March 12, 26	April 9, 23	May 14, 29*	June 11, 25
July 24**	August 13, 27	September 10, 24	October 2 Election	October 8, 22 Oath of Office October 8	Canvass Board October 5 or 8
November 6 Runoff Election	November 26**	December 10****	December 17**** if needed		

City Council's Regular Committee of the Whole Meetings at 5:00 p.m. to no later than 5:50 p.m. prior to every Regular Meeting which are held the second and fourth Monday of each month at 6:00 p.m. Council will not conduct a First Regular Meeting in July or November.

AML Annual Conference Week is tentatively scheduled for November 12 – 16, 2018.

*Tuesday meeting due to Memorial Day/Alaska Day.

**There will be no First Regular Meeting in July or November.

***The City Council traditionally reschedules regular meetings that fall on holidays or High School Graduation days, for the following Tuesday.

**** The City Council traditionally cancels the last regular meeting in December and holds the first regular meeting and one to two Special Meetings as needed. Generally the second Special Meeting the third week of December, will not be held.

ECONOMIC DEVELOPMENT ADVISORY COMMISSION (EDC)

January 9	February 13	March 13	April 10	May 8	June 12
July 10	August 14	September 11	October 9	November 13	December 11

Economic Development Advisory Commission Regular Meetings are held on the second Tuesday of each Month at 6:00 p.m.

LIBRARY ADVISORY BOARD (LAB)

February 6	March 6	April 3	May 1	August 7
		October 2	November 6	December 4

Library Advisory Board Regular Meetings are held on the first Tuesday of the months of February, March, April, May, August, October, November, and December at 5:30 p.m.

PARKS ART RECREATION AND CULTURE ADVISORY COMMISSION (PARCAC)

	February 15	March 15	April 19
May 17	June 21		August 16
September 20	October 18	November 15	

Parks Art Recreation and Culture Advisory Commission Regular Meetings are held on the third Thursday of each month at 5:30 p.m. with the exception of January, July, and December.

PLANNING COMMISSION (P/C)

January 3, 17	February 7, 21	March 7, 21	April 4, 18	May 2, 16	June 6, 20
July 18**	August 1, 15	September 5, 19	October 3, 17	November 7**	December 5**

Advisory Planning Commission Regular Meetings are held on the first and third Wednesday of each month at 6:30 p.m. **There will be no First Regular Meeting in July or Second Regular Meetings in November and December. *Tuesday meeting due to Alaska Day Holiday.

PORT AND HARBOR ADVISORY COMMISSION (P/H)

January 24	February 28	March 28	April 25	May 23	June 27
July 25	August 22	September 26	October 24	November 21	December 12

Port and Harbor Advisory Commission Regular Meetings are held on the fourth Wednesday of each month at 5:00 p.m., with the exception of May, June, July and August meetings that are

held at 6:00 p.m. The November meeting is scheduled for the third Wednesday and the December meeting is scheduled for the second Wednesday of the month.

CANNABIS ADVISORY COMMISSION (CAC)

January 25	February 22	March 22	April 26	May 24	June 28
July 26	August 23	September 27	October 25	November 15	December 20

Cannabis Advisory Commission Regular Meetings are held on the fourth Thursday of each month at 5:30 p.m. The November and December meetings are scheduled for the third Thursday of the month.

PASSED AND ADOPTED by the Homer City Council this ____ day of _____, 2017.

CITY OF HOMER

BRYAN ZAK, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal Impact: Adverting of meetings in regular weekly meeting ad and advertising of any additional meetings.



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TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: October 17, 2017
SUBJECT: City Planner's Report PL 17-82

City Council - 10.9.17

Memorandum 17-128 from City Clerk Re: Vacation of a Portion of the 33-foot wide Section Line Easement in Homer Lying within Lot 1 Ditton 2014 Replat within the City of Homer and the KPB. Recommend approval.

Ordinance 17-36, An Ordinance of the City Council of Homer, Alaska, Approving the Sale of Govt. Lot 36, Section 14, Township 6 South, Range 13 West, Seward Meridian, KPB Parcel No. 17910001 to Betty Gambone for \$25,000 Cash, Plus Associated Water and Sewer Assessments, and Authorizing the City Manager to Execute the Appropriate Documents. City Manager. Introduction September 25, 2017 Public Hearing and Second Reading October 9, 2017. ADOPTED without discussion.

Memorandum 17-122 from Councilmember Aderhold Re: Approval of Submitting a Letter to the Marijuana Control Board to Oppose Smoking of Marijuana Onsite but Allowing Consumption of Marijuana to Include the Method of Vaping. Recommend approval. APPROVED as amended:

Amend:

- Title to read Approval of Submitting a Letter to the Marijuana Control Board to Oppose Smoking, Vaping, and Dabbing of Marijuana on-site.
- Line 3 of Paragraph 1 but allow onsite consumption of marijuana to include the method of vaping. and also recommend prohibiting onsite vaping and dabbing.
- Substitute the October 9th letter for the September 25th letter.

Staffing:

Travis welcomed a new baby girl into his life and will be out of the office for 3 weeks.

Planning Commission report schedule for City Council meetings

October 30, 2017: Don was scheduled for Oct. 23, but council rescheduled the meeting.

November 27: Roberta

December 11: Dale



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Staff Report PL 17-83

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: October 17, 2017
SUBJECT: CUP 2017-07 Communications Tower at 4300 Freight Dock Road

Synopsis The applicant proposes a 146 foot-tall communications tower at 4300 Freight Dock Road. A Conditional Use Permit (CUP) is required in the Marine Industrial District for a communications tower that exceeds 120 feet in height, per Homer City Code 21.58.030(b).

Applicants:	Wireless EDGE Towers, LLC	City of Homer
	John Arthur	Katie Koester, City Manager
	270 North Ave., Ste 809	491 E Pioneer Ave.
	New Rochelle, NY 10801	Homer, AK 99603

Location:	Lot 11 Homer Spit Subdivision No. 5	
Parcel ID:	181032030	
Size of Existing Lot:	1.78 acres	
Zoning Designation:	Marine Industrial	
Existing Land Use:	Vacant	
Surrounding Land Use:	North:	Outer Dock Road, Kachemak Bay
	South:	Homer Harbormaster's Office
	East:	Secured industrial storage/laydown yard
	West:	Parking Lot

Wetland Status:	No designated wetlands on this parcel.
Flood Plain Status:	Not located within a 1% annual chance flood hazard area
BCWPD:	Not within the Bridge Creek Watershed Protection District
Utilities:	Public utilities service the site.
Public Notice:	Notice was sent to 2 property owners of 20 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: Over the last years, several wireless service providers researching a location to build a tower have contacted the City of Homer. It was communicated that current sites on the spit are inadequate to add additional providers or even to add or replace existing equipment. It was decided that the most equitable way to provide a location on city property was to issue a Request for Proposal (RFP). In February 2017, following a competitive RFP process, the applicant was awarded a contract by the City to build a wireless communications tower at the proposed site, located across the street from the Harbormaster's Office on a City owned lot. The tower consists of a galvanized monopole, 146 feet in height, that is capable of providing wireless service for up to five wireless providers and will provide for City of Homer Emergency Service communications equipment. A Conditional Use Permit (CUP) is required in the Marine Industrial District for a communications tower that exceeds 120 feet in height, per Homer City Code 21.58.030(b).

Communications towers are regulated by Homer City Code 21.58 "Towers and Related Structures." Some of the requirements for a CUP application include: photo simulations of the proposed tower, confirmation that there are no collocation sites available within 1,000 feet, compliance with the Federal Communications Commission (FCC), compliance with the Federal Aviation Administration (FAA), and an independent technical review of the application by a consultant retained by the City. The independent technical review is provided by a consultant hired by the city. The Planning Office and our contracted independent consultant, CityScape, have reviewed the application and determined that, together with the conditions of this CUP, it will meet all of the requirements.

The Planning Office concurs with the determination made by CityScape's review of the application. The review by CityScape includes not only a review of the code requirements but also those of the RFP. Some of the conditions recommended by the review have already been completed and others pertain exclusively to the RFP. The CUP process does not incorporate all the requirements of the RFP. The Planning Commission is looking only at the requirements of the CUP. For clarity, I have provided a review of the conditions recommended by CityScape:

1. Prior to approval, City shall confirm proposed antenna heights with City engineer; and,

- *The city has reviewed the proposed antenna placement and does not object.*

2. Prior to construction, Applicant shall provide (to be approved by City) an electrical plan detailing the grounding system for the tower and building; and,

- *This is a requirement of the RFP and shall be administratively reviewed as a condition of the RFP, not a CUP requirement.*

3. All feed lines shall be installed within the support structure and antenna ports shall be

sealed in a manner to prevent access by birds and any other wildlife; and,

- **See CUP Condition # 1**

4. Proposed tower shall be galvanized and not painted any other color without approval of the City; and,

- **See CUP Condition #2**

5. No construction shall commence until Federal SHPO/NEPA requirements are met.

- *Compliance verified in FCC email dated August 9, 2017*

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.020, General conditions, and establishes the following conditions:

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

Finding 1: HCC 21.58.030(b) allows a communications tower to exceed 120 feet in height when authorized by a conditional use permit within the Marine Industrial District.

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

Purpose: The purpose of the Marine Industrial District is primarily to provide adequate space for those water-dependent industrial uses that require direct marine access for their operation, such as fishing, fish processing, marine transportation, off-shore oil development and tourism, giving priority to those water-dependent uses over other industrial, commercial and recreational uses.

Analysis: While a communications tower is not ‘water-dependent’, it does provide a support service to many water dependent services while enhancing communication capabilities to those in and around the bay. A communication tower on the spit is the most practical way to provide communications in and around the bay. The tower is similar in height to the existing high mast lights.

Finding 2: The proposed communications tower is compatible with the purpose of the Marine Industrial District.

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

Analysis: Many uses in the Marine Industrial District have greater negative impacts than would be realized from a Communications Tower. Helipads, heliports and manufacturing would have a greater impact on nearby property values. Restaurants and campgrounds can generate significant amounts of traffic.

Finding 4: A Communications Tower is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Analysis: Existing uses of the surrounding land are industrial and commercial in nature and include parking lots, equipment laydown areas, and offices that support marine operations.

Finding 5: The proposed Communications Tower is compatible with the uses found on the surrounding land.

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

Finding 6: Existing public infrastructure and fire services are adequate to serve the Communications Tower.

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

Analysis: Desirable neighborhood character consists of development that supports and sustains the water dependent activities found in the district. The proposal is similar to existing structures and is not expected to generate any noticeable increase in traffic.

Finding 7: The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character.

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

Analysis: The services of a Communications Tower is seen to enhance the health, safety, and welfare of the surrounding area. The tower is required to meet all industry standards for construction and operation.

Finding 8: The proposal is not unduly detrimental to the health, safety, or welfare to the surrounding area or the city as a whole.

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

Finding 9: Completion of the CUP, zoning permit, and additional requirements of HCC 21.58, Towers and Related Structures will ensure that the project complies with applicable regulations.

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

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include Goal 4; Support the development of a variety of well-defined commercial/business districts for a range of a commercial purposes.

Finding 10: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns Goal 4, Objective D, Implementation Item 2 and no evidence has been found that it is not contrary to the applicable land use goals and objects of the Comprehensive Plan.

j. The proposal will comply with the applicable provisions of the Community Design Manual (CDM).

Analysis: CDM is not applicable in the MI district where the project is located.

Finding 11: CDM is not applicable.

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

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** 8' chain-link with fabric mesh
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.

8. Maintenance of the grounds, building, or structures: No specific conditions deemed necessary.

9. Control of noise, vibration, odors or other similar nuisances: No specific conditions deemed necessary.

10. Limitation of time for certain activities: No specific conditions deemed necessary.

11. A time period within which the proposed use shall be developed: No specific conditions deemed necessary.

12. A limit on total duration of use: No specific conditions deemed necessary.

13. More stringent dimensional requirements, such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.

14. Other conditions necessary to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

Condition 1. All feed lines shall be installed within the support structure and antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife.

Condition 2. Proposed tower shall be galvanized and not painted any other color without approval of the City.

Condition 3. Project is subject to level one lighting standards per HCC 21.59.030, all lighting shall be down-lit.

PUBLIC WORKS COMMENTS:

FIRE DEPARTMENT COMMENTS: No issues

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP **Staff Report PL 17-83**
with findings 1-11 and conditions 1-3.

Attachments

CityScape review

Application

FCC email, 8/9/17

Public Notice

Aerial Photograph

City of Homer, Alaska
Telecommunications Site Review
New Support Structure

CityScape
CONSULTANTS, INC.
7050 W. Palmetto Park Road #15-652
Boca Raton, FL 33433-3483
Tel: 877.438.2851 Fax: 877.220.4593

October 2, 2017

Mr. Travis Brown
City of Homer Planning and Zoning
491 East Pioneer Avenue
Homer, AK 99603

RE: City of Homer
Wireless Edge / Homer Spit

Dear Mr. Brown,

At your request, on behalf of the City of Homer, Alaska ("City"), CityScape Consultants, Inc. ("CityScape") in its capacity as telecommunications consultant for the City, has considered the merits of the above referenced application submitted by Wireless Edge Towers, LLC ("Applicant"), to construct a new wireless telecommunications support structure and associated ground compound at 4300 Freight Dock Road, Homer, Alaska, *see Figure 1*. The proposed structure is 3.25 miles from the nearest airport (Kenai-Cook Inlet), but the FAA has determined that it is not a hazard to air navigation. Thus, it will not require lighting.

This application is proposed in response to a Request for Proposal (RFP) from the City to construct a new support structure for wireless communications on the Homer Spit. The proposal has been evaluated from the following perspectives:

- The proposed facility, as specified, meets the requirements of the RFP; and,
- The proposed facility will follow the guidelines of the Telecommunications Act of 1996, the Homer Ordinance and all other pertinent rules and regulations.

City of Homer Ordinance Requirements

§21.58.020 - Exemption from regulation: Not applicable

§21.58.030 - Permission for communications towers: Property is zoned MI; maximum height without CUP is 120'; Applicant requests a CUP to allow a height of 146 feet.

§21.58.040 - Application requirements

- a.1. Level two site plan showing location of tower: provided
- a.2. Written narrative explaining why tower is necessary and evaluation of existing inventory: provided; tower result of RFP by City to be built in this location. Ordinance requires evaluation of collocation opportunities within a 1,000-foot radius; provided
- a.3. Demonstration tower height is justified: provided
- a.4. Map of existing tower locations owned by the Application: Not applicable because the Applicant has no other towers in the City.
- a.5. Detailed list of major components: provided
- a.6. Analysis of potential visual impacts of the communications tower: provided with site drawings
- a.7. Certificate from a AK licensed engineer the tower will meet ANSI-222-G or most recent version: provided
- a.8. Tower meets Federal Communications Commission requirements: provided
- a.9. Determination of No hazard to Air Navigation by the FAA: provided
- a.10. Minutes of each public meeting held and copies of all public comments received: provided
- b. Payment by applicant for costs of an independent technical review of application: defer to City

§21.58.050 Communication tower standards

- a. Distance separation from tower to closest property line of a lot that contains a dwelling unit, dormitory, hotel, motel, bar, restaurant, school, day care facility, church, retail establishment or place of public assembly - Provided
- b. Height justification - Provided
- c. Painted color or coated tower and equipment compound – Complies (to be galvanized)
- d. Location on same zone lot - Provided
- e. Minimum setbacks - Provided
- f. Parking - Provided
- g. (actually h.) - Compound fencing and climbing apparatus standards: Providing an 8' fence with security gate
- h. (second h.) - Lighting: FAA does not require this tower to be lit
- i. Signage - Provided

§21.58.060 Public notification of communication tower application.

- a.1 through 5 - All provided

Site Justification

For a new wireless communications facility to be justified, its need, location and height must be addressed. The application proposes to construct a new one forty-six (146) foot *monopole* tower, *see Appendix, Exhibit A*. This proposal is being made at the request of an RFP by the City, in which the location had already been chosen. The Applicant also provided information that no collocation opportunities exist in the area.

Tower Height Considerations:

The Applicant is proposing four (4) cellular collocations at the upper section on the tower for the four major carriers. This is the best location for these antennas, which allows for the City's antennas and provides for collocation of other wireless service providers. An additional, fifth (5) level is available at the eighty (80) foot level, should the need arise. The RFP requested space for two dipole antennas at the eighty (80) and hundred (100) foot levels as well as a microwave dish at sixty (60) feet. These heights were listed as approximate. The proposal meets these needs, but at slightly different locations: one dipole is at ninety-five (95) feet and the other at sixty-five (65) feet. The microwave dish remains at sixty (60) feet.

CityScape questioned the deviation of these heights for the City's antennas, but the Applicant stated it had discussions with the City's engineer and that these heights were adequate. CityScape recommends that confirmation be obtained from the City engineer regarding this.

Other RFP Requirements:

There are some additional requirements listed in the RFP that are not applicable to the City's public safety use, but are applicable for future wireless service providers (WSPs). The installation of flush mount antennas instead of traditional tray-type should be considered when an application from a WSP is filed. The request for coverage maps for a particular WSP should also be considered at that time as well as the subleasing rates noted in the RFP. Finally, it is the City's choice to require installation of an emergency standby antenna for WSPs. It is noted that the proposed plans do include space for such a generator.

The RFP requested a complete grounding system to protect the tower, building and equipment. The Applicant did not provide any details for such a system. CityScape recommends this be provided and approved prior to construction.

The RFP requested an enclosed equipment building with approximately 100 square feet of floor space. The building proposed by the Applicant is shown to be 10 feet by 10 feet. When considering the wall thickness, the interior floor space will likely be less than 100 square feet. Since the term “approximate” was used, this is believed to be adequate. However, the City may wish to discuss enlarging this building, if necessary.

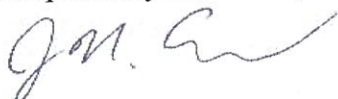
Conclusion:

For purposes of this Application, herein, the Applicant has satisfied the requirements of the RFP and the City of Homer’s Ordinance. CityScape Consultants, as the wireless expert for the City, recommends this Application be approved with the following conditions:

1. Prior to approval, City shall confirm proposed antenna heights with City engineer; and,
2. Prior to construction, Applicant shall provide (to be approved by City) an electrical plan detailing the grounding system for the tower and building; and,
3. All feed lines shall be installed within the support structure and antenna ports shall be sealed in a manner to prevent access by birds and any other wildlife; and,
4. Proposed tower shall be galvanized and not painted any other color without approval of the City; and,
5. No construction shall commence until Federal SHPO/NEPA requirements are met.

I certify that to the best of my knowledge all the information included herein is accurate at the time of this report. CityScape only consults for public entities and has unbiased opinions. All recommendations are based on technical merits without prejudice per prevailing laws and codes.

Respectfully submitted,



Jonathan N. Edwards, P.E.
CityScape Consultants, Inc.

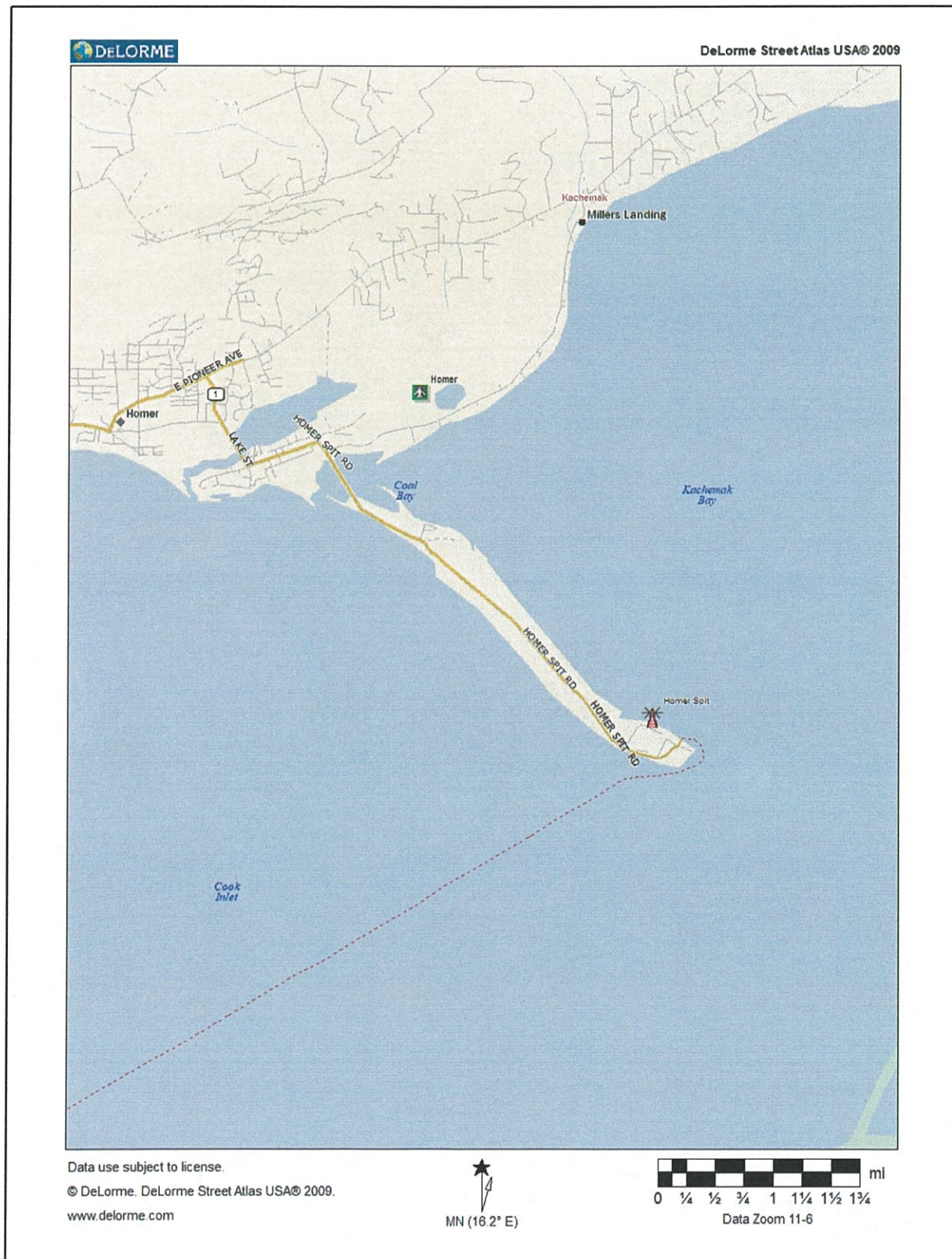


Figure 1 – Site Location



Figure 2 – Aerial Site View

Appendix

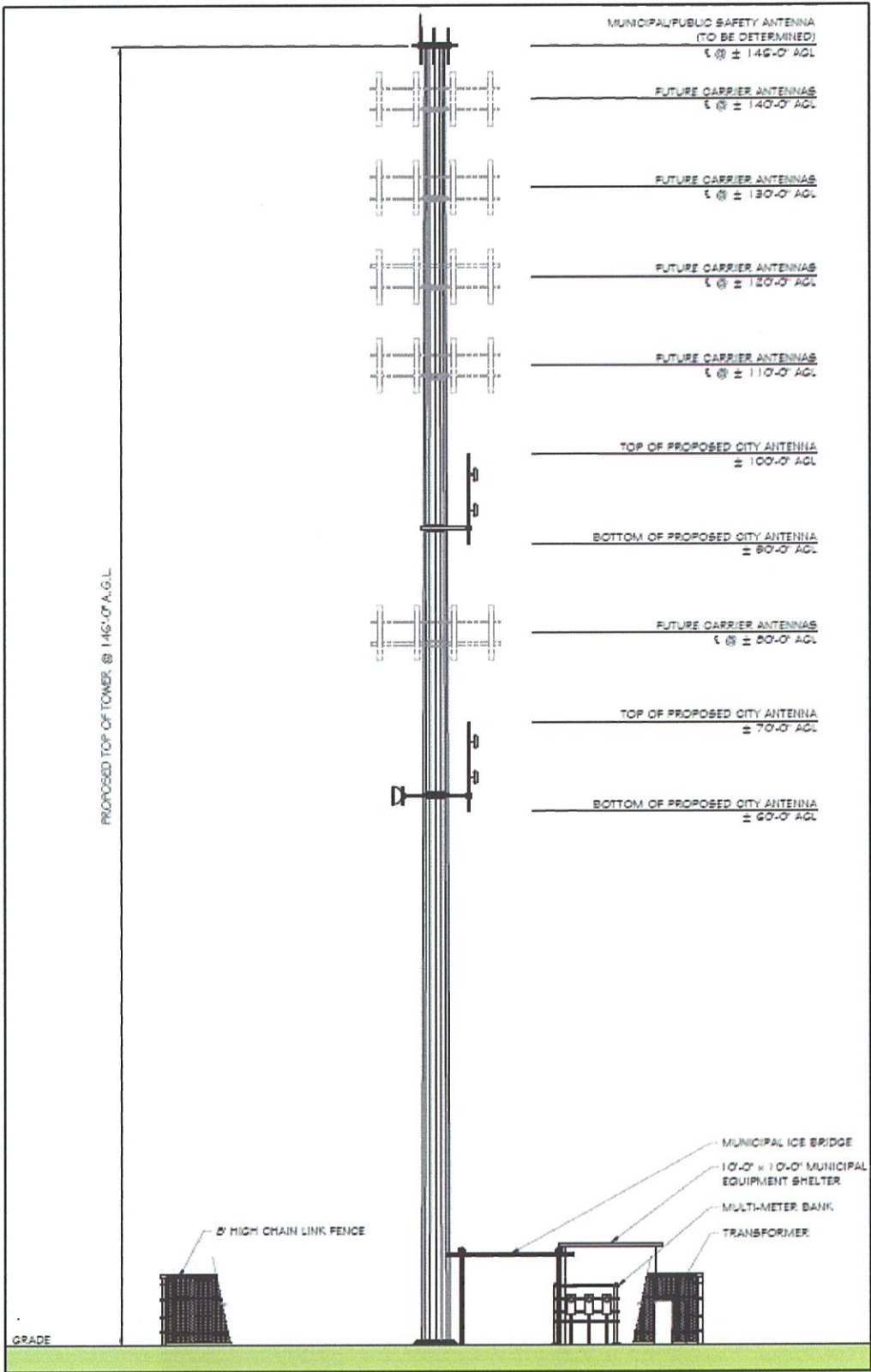


Exhibit A - Proposed Support Structure

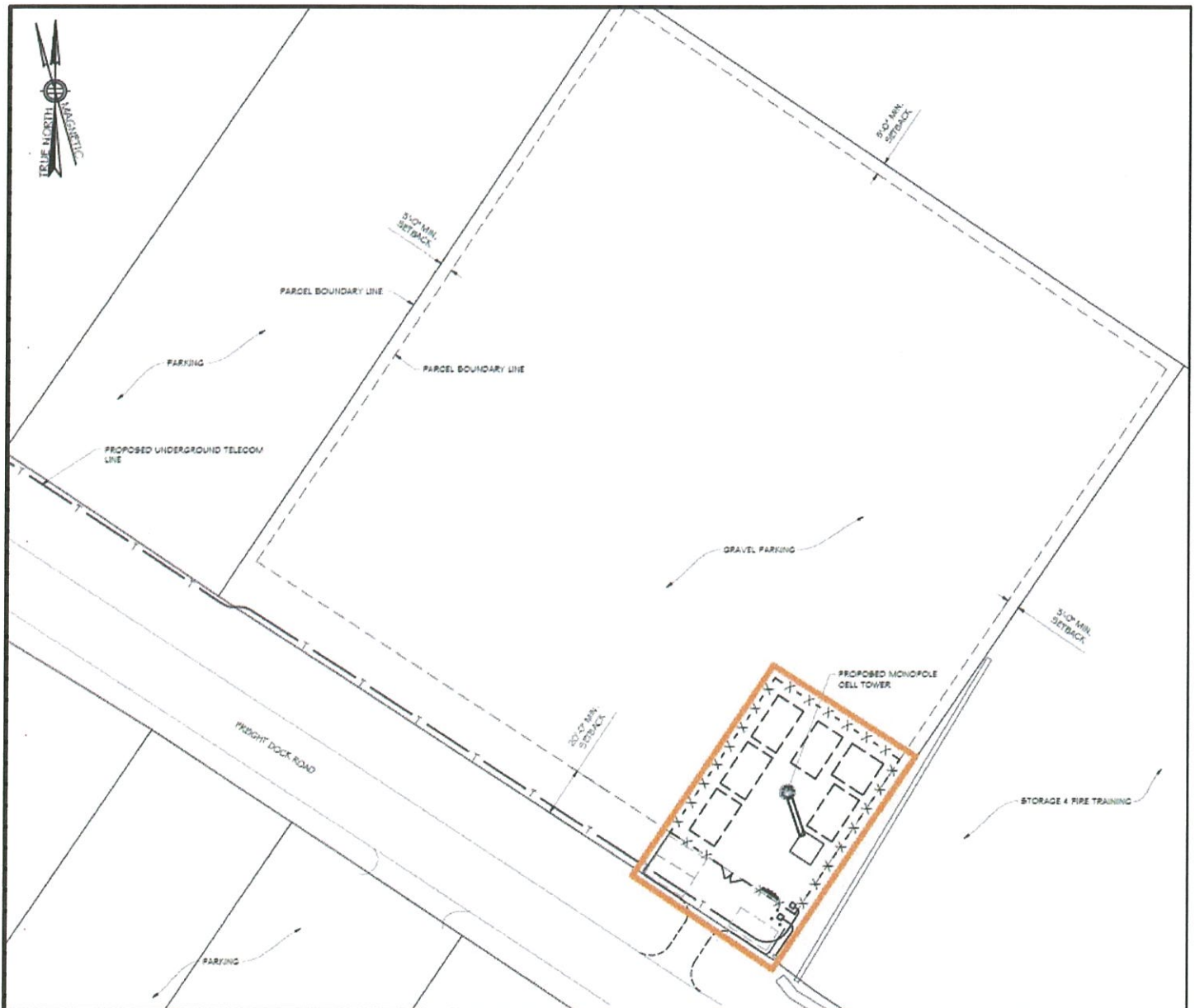


Exhibit B – Proposed Ground Compound

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Circle applicable permits. Planning staff will be glad to assist with these questions.

Y/N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: **8/15/2017**

No

Y/N Will your development trigger a Development Activity Plan?

Application Status: _____

Y/N Will your development trigger a Storm water Plan?

Application Status: _____

Y/N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____

Y/N Is your development in a floodplain? If yes, a Flood Development Permit is required. (Zone X)

Y/N Does your project trigger a Community Design Manual review?

If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

Y/N Do you need a traffic impact analysis?

Y/N Are there any nonconforming uses or structures on the property?

Y/N Have they been formally accepted by the Homer Advisory Planning Commission?

Y/N Do you have a state or city driveway permit? Status: _____

Y/N Do you have active City water and sewer permits? Status: _____

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?

Vacant lot

2. What is the proposed use of the property? How do you intend to develop the property? (Attach additional sheet if needed. Provide as much information as possible).

Proposed Wireless Telecommunications Monopole to support City, Public Safety and commercial cellular antennas.

CONDITIONAL USE INFORMATION: Please use additional sheets if necessary. HCC21.71.030

8/15/2017

CITY OF HOMER
PLANNING/ZONING

- a. What code citation authorizes each proposed use and structure by conditional use permit?
Chapter 21.58
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.
See Project Description
- c. How will your proposed project affect adjoining property values?
See Project Description
- d. How is your proposal compatible with existing uses of the surrounding land?
See Project Description
- e. Are/will public services adequate to serve the proposed uses and structures?
Yes - existing electric near project site
- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?
See Project Description
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?
No
- h. How does your project relate to the goals of the Comprehensive Plan?
The Comprehensive Plan are online,
See Project Description
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)

1. Y ☒ N ☐ Special yards and spaces.
2. Y ☒ N ☐ Fences, walls and screening.
3. Y ☒ N ☐ Surfacing of parking areas.
4. Y ☒ N ☐ Street and road dedications and improvements (or bonds).
5. Y ☒ N ☐ Control of points of vehicular ingress & egress.
6. Y ☒ N ☐ Special provisions on signs.
7. Y ☒ N ☐ Landscaping.
8. Y ☒ N ☐ Maintenance of the grounds, buildings, or structures.

8/15/2017

CITY OF HOMER
PLANNING/ZONING

9. ☒ Y ☐ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10. ☐ Y ☒ N Time for certain activities.
11. ☐ Y ☒ N A time period within which the proposed use shall be developed.
12. ☐ Y ☒ N A limit on total duration of use.
13. ☐ Y ☒ N Special dimensional requirements such as lot area, setbacks, building height.
14. ☐ Y ☒ N Other conditions deemed necessary to protect the interest of the community.

PARKING

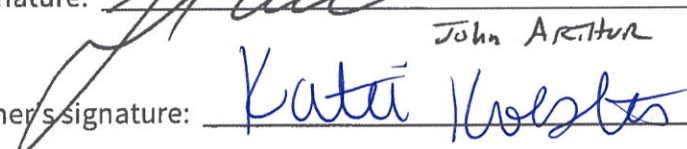
1. How many parking spaces are required for your development? 2
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b).
2. How many spaces are shown on your parking plan? 3
3. Are you requesting any reductions? No

Include a site plan, drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage.

I hereby certify that the above statements and other information submitted are true and accurate to the best of my knowledge, and that I, as applicant, have the following legal interest in the property:

CIRCLE ONE: Owner of record ☒ Lessee Contract purchaser

Applicant signature:  Date: 8/8/17
John Arthur

Property Owner's signature:  Date: 10.10.17
Kateri Kolsch

8/15/2017

PROJECT DESCRIPTION**CITY OF HOMER
PLANNING/ZONING**

The City of Homer sought proposals for a portion of City-owned land on the Homer Spit to be leased to a qualified wireless facilities service provider, who would oversee the designing, permitting, constructing, operating, maintaining, owning, and subleasing of a wireless communications tower. Wireless EDGE Towers, LLC (“Wireless EDGE”) submitted the winning bid for the proposal.

The wireless communications tower will be located at 4300 Freight Dock Rd. and consist of a galvanized monopole, 146 feet in height, capable of providing wireless service for up to five (5) wireless providers, as well as providing for City of Homer Emergency Service communications equipment. The property will also contain an equipment shelter for the City’s equipment and gated chain-link fencing. As part of the scope of work, Wireless EDGE will provide the City with the shelter and related infrastructure to install the City’s antennas, at no cost to the City.

The property on which the tower will be erected is zoned as a Marine Industrial District. In the Homer Spit Comprehensive Plan, the area at issue is slated for future “industrial” development. This wireless communications tower falls within the allowable Conditional Uses and Structures of Homer City Code 20.30.030(j) (public utility facilities and structures) for Marine Industrial zoning. Given that the area is zoned for future industrial development, the addition of a wireless communications tower should have little, if any, impact on adjacent property values.

The wireless communications tower should have no significant impact to the surrounding environment and will have little to no noise or light pollution from its operation. Nearby properties consist of mostly public parking, empty lots and industrial-type uses. This facility should not significantly increase any traffic or otherwise affect the surrounding streets in any negative manner.

Erection of the wireless communications tower will bring useful and necessary services to the Homer Spit and potentially allow greater cellular coverage of the Homer area. By having a single pole capable of serving multiple wireless carriers, the City will be able to limit additional poles in the future as they will not be necessary. Wireless EDGE is happy to provide such a needed service to the Homer Spit and looks forward to working with the City on the project.

8/17/2017

Supplemental Narrative in Compliance with HCC 21.58.040(a).CITY OF HOMER
PLANNING/ZONING

Wireless EDGE Towers, LLC ("WET") is submitting this Supplemental Narrative to address items 2, 3, 4, 5, 8 and 9 under HCC 21.58.040(a). WET is building the Homer Spit tower as requested by the City of Homer in its Request for Proposals ("RFP") dated December 9, 2016. WET is not a wireless service provider, so some aspects of the required documentation in the city code seem otherwise inapplicable to this construction.

Subsection (2) requests a written explanation for why the site was chosen for the tower and seeks other information about alternative locations. Obviously, the site was already chosen by the City of Homer and WET had no say in changing the scope of that requirement. This subsection appears to be inapplicable to WET's CUP Permit.

Subsection (3) seeks a demonstration that the tower height is the minimum effective height for wireless operations. The City's RFP for the project required that the tower accommodate "at least three (3) FCC licensed wireless providers." Since there are currently four (4) national providers, the tower must be capable of supporting at least four (4) wireless providers in order to provide available wireless services to the City on a non-discriminatory basis. Typically, WET's towers are designed for five to six commercial "co-locations" plus public safety capacity, in order to accommodate the market and provide for future structural capacity. Industry standard spacing between co-locators is ten (10) feet between antenna centers. This allows for panel antennas up to 8-feet in length with 2 feet tip-to-tip clearance. The RFP also specified space for the City's antennas at 100' and 80' for Dipole antennas and 60' for a microwave dish. In addition, the City has requested space at the top of the monopole for additional whip antennas for local public safety antennas. WET has worked in collaboration with City's radio engineers (ProComm) to refine and configure the tower space for the required co-locations and the City's antennas. The proposed tower height is the minimum height to meet these requirements.

Subsection (4) requires a map showing the locations of applicant's existing towers. WET has no existing towers in the Homer area. This subsection appears to be inapplicable to WET's CUP Permit.

Subsections (5) and (8) address the sufficiency of the wireless communication devices themselves. Again, WET does not provide the wireless communications and does not yet have any wireless service providers guaranteed to attach to the tower. However, some of these requirements are further covered by the lease with the City and will remain ongoing as wireless communications providers attach to the tower:

"Prior to the initial construction of the Telecommunications Facilities, LESSEE shall provide in writing: (i) a full listing of all proposed frequencies to be deployed by LESSEE's Customers at the Leased Premises (the "Proposed Frequencies"); and (ii) an RF Engineering Study, including a determination that the deployment of the Proposed Frequencies will not cause Interference to the Public Safety Communications Equipment."

and

“Following the completion of construction, LESSEE shall operate the Telecommunications Facilities in a manner that will not cause Interference to the Public Safety Communications Equipment. All operations by LESSEE shall be in compliance with applicable FCC requirements.”

Following the initial installation, Wireless EDGE will have the ongoing requirement to ensure compliance:

“Subsequent to the installation of the Public Safety Communications Equipment, LESSOR shall not permit itself, its tenants or licensees to install new equipment (“New PSC Equipment”) on the Property or property contiguous thereto owned or controlled by LESSOR, if such New PSC Equipment is likely to cause Interference with LESSEE’s operations.”

In addition, the FCC regulates the facility to comply with the Telecommunications Act of 1996, which established maximum permissible exposure (“MPE”) limits for public exposure to radiofrequency fields. The FCC’s RF exposure guidelines are incorporated in Section 1.301 et seq of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure. Typically, a fully loaded wireless tower will be far below the FCC’s MPE limits (approximately 5% or less).

Subsection (9) requires a determination of no hazard to air navigation by the FAA, however, as the attached TOWAIR determination shows, this tower is not in need of being registered with the FAA. WET plans on registering the tower with the FAA, even though it isn’t required. However, this requirement seems inapplicable to this particular construction.

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CITY OF HOMER
PLANNING/ZONING



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8/23/2017

CITY OF HOMER
PLANNING/ZONING

August 22, 2017

City of Homer Planning Commission
491 East Pioneer Avenue
Homer, AK 99603

SUBJECT: INDUSTRY STANDARDS LETTER

PROJECT: HOMER SPIT TOWER

APPROXIMATE ADDRESS
4300 FREIGHT DOCK ROAD
HOMER, AK 99603

To whom it may concern:

In regards to the proposed Homer Spit Tower, the communications tower, and all antennas and other wireless communications equipment located on it, will meet industry standards for construction. The monopole will be designed for ANSI/TIA-222G with Exposure Category D, Topographic Category 1 and Structure Class III.

Sincerely,

RAMAKER & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Mike Reeve', is written over a large, faint, light blue watermark of the company's stylized 'R' logo.

Mike Reeve
Project Manager



8/17/2017

TOWAIR Determination Results**CITY OF HOMER
PLANNING/ZONING**

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

***** NOTICE *****

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results

PASS SLOPE(100:1)NO FAA REQ - 5149.0 Meters (16892.8 Feet)away & below slope by 1.0 Meters (3.27999 Feet)

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	59-38-25.00N	151-29-29.00W	HOMER	KENAI-COOK INLET HOMER, AK	5.5	2042.5

PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 6195.66 MTRS (6.19570 KM) AWAY

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	59-38-43.00N	151-30-18.00W	HOMER	KENAI-COOK INLET HOMER, AK	5.5	2042.5

PASS SLOPE: No FAA REQ-Unmarked Seaplane base

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
SEAP	C	59-38-30.00N	151-31-16.00W	HOMER	KENAI-COOK INLET BELUGA LAKE HOMER, AK	7.6	914.3999999999998

Your Specifications

NAD83 Coordinates

Latitude	59-36-26.8 north
Longitude	151-25-28.2 west
Measurements (Meters)	
Overall Structure Height (AGL)	47.5
Support Structure Height (AGL)	44.5
Site Elevation (AMSL)	8.1
Structure Type	
MTOWER - Monopole	

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CITY OF HOMER
PLANNING/ZONING**Tower Construction Notifications**

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW

Minutes of Public Notice Meeting

July 27, 2017

6:00 p.m.

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8/16/2017

CITY OF HOMER
PLANNING/ZONING

1. Introduction.
2. Handouts.
3. Discussion.
4. Adjournment.

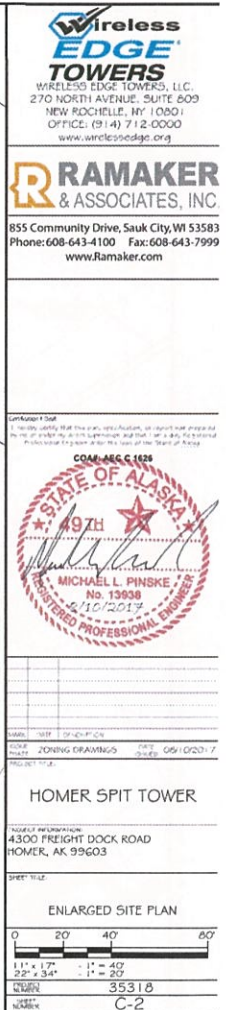
The meeting was held at 6:00 p.m. on July 27, 2017. The meeting was presented by Gregory D. Stein of Baldwin & Butler, LLC, on behalf of Wireless EDGE Towers, LLC. Only one interested party showed up to the meeting, Bryan Hawkins, the Harbormaster. Mr. Hawkins and Mr. Stein discussed the project at great length and toured the site location.

The meeting was adjourned at 6:30 p.m. No public notice comments were received at the meeting or since.



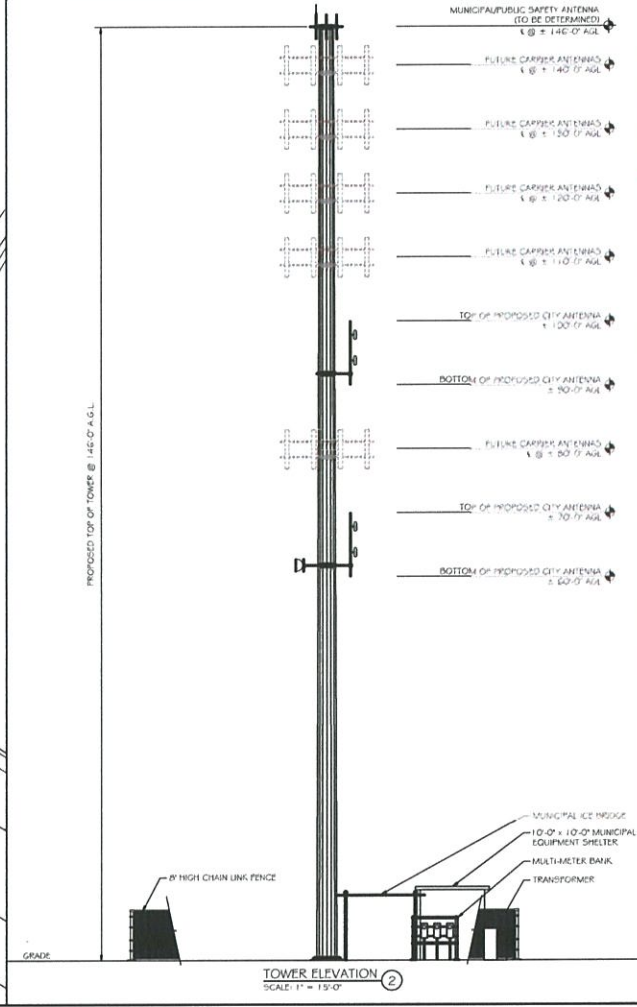
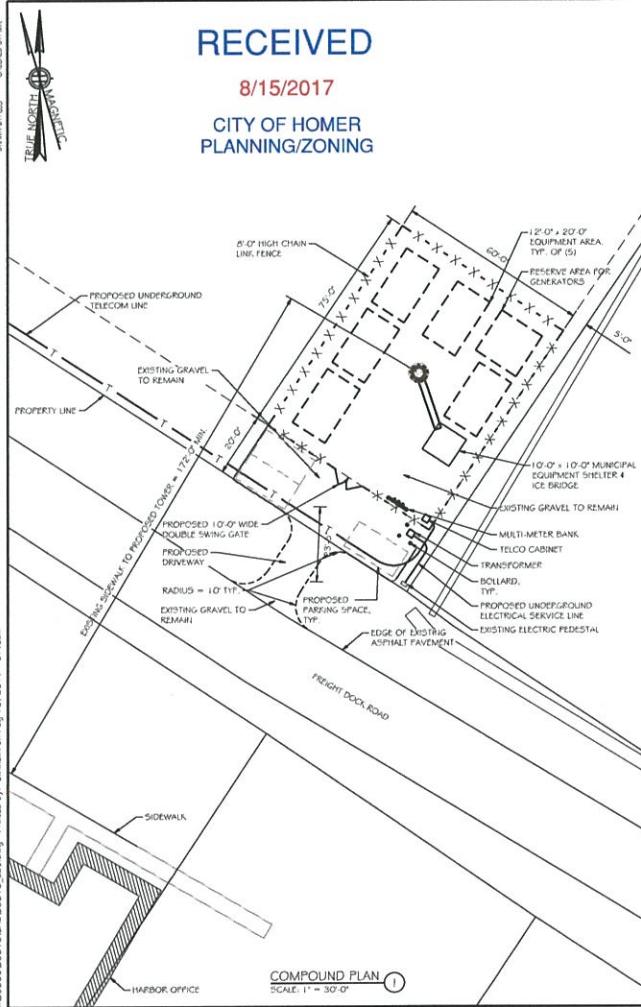
Gregory D. Stein





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**Wireless
EDGE
TOWERS**
WIRELESS EDGE TOWERS, LLC.
270 NORTH AVENUE, SUITE 609
NEW ROCHELLE, NY 10801
OFFICE: (914) 712-0000
www.wirelessedge.org

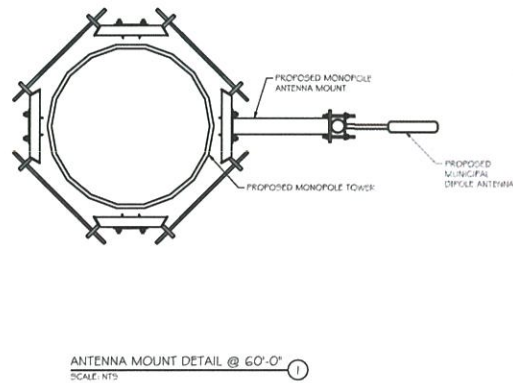
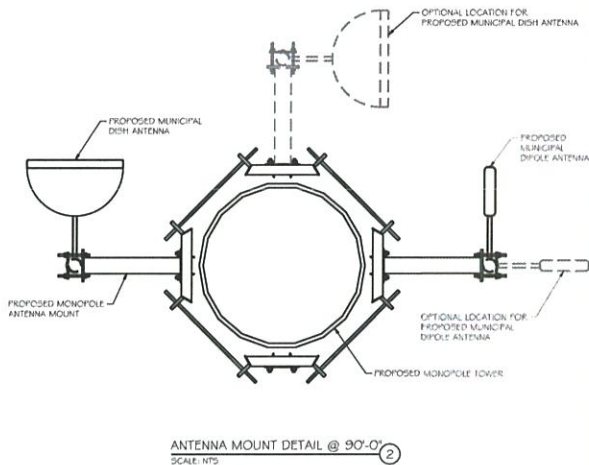
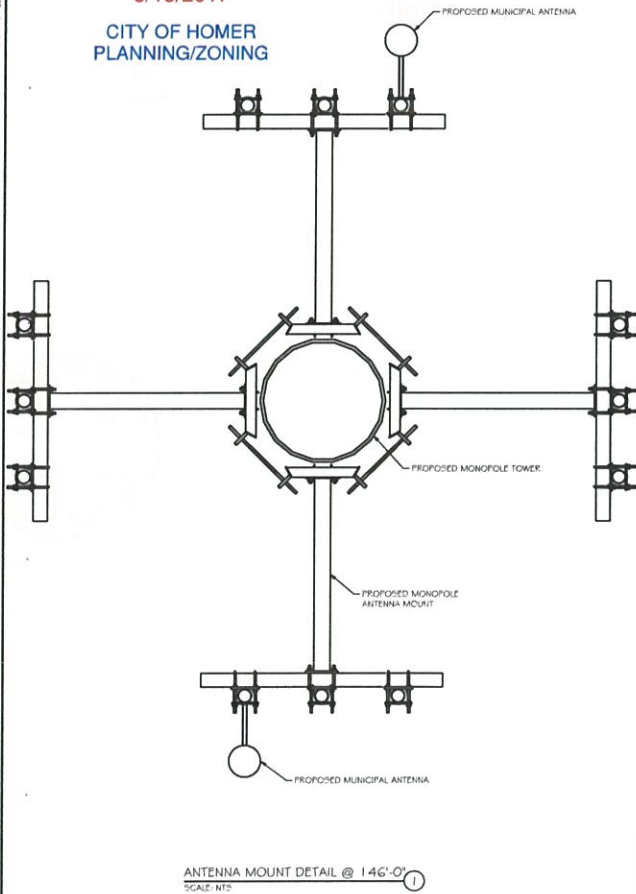
**RAMAKER
& ASSOCIATES, INC.**
855 Community Drive, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

HOMER SPIT TOWER	
PROJECT INFORMATION 4300 FREIGHT DOCK ROAD HOMER, AK 99603	
SHEET TITLE COMPOUND PLAN & TOWER ELEVATION	
SCALE: AS NOTED	
OWNER WALSH	35318 Z-1

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8/15/2017

CITY OF HOMER
PLANNING/ZONING



**Wireless
EDGE
TOWERS**
WIRELESS EDGE TOWERS, LLC
270 NORTH AVENUE, SUITE 609
NEW ROCHELLE, NY 10801
OFFICE: (914) 712-0000
www.wirelessedge.org

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& ASSOCIATES, INC.**
855 Community Drive, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.Ramaker.com

Let Ramaker & Inc.
I hereby certify that this plan, specification, or report was prepared
by me or under my direct supervision and that I am a duly registered
Professional Engineer in the State of Wisconsin.



DATE	10/10/2017	DESIGNED BY	CJS
DATE	10/10/2017	CHECKED BY	CJS
DATE	10/10/2017	IN CHARGE	CJS
DATE	10/10/2017	PROJECT	HOMER SPIT TOWER
DATE	10/10/2017	LOCATION	4300 FREIGHT DOCK ROAD HOMER, AK 99603
DATE	10/10/2017	SHEET	2-2
DATE	10/10/2017	SCALE	AS NOTED
DATE	10/10/2017	35318	
DATE	10/10/2017	2-2	

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CITY OF HOMER
PLANNING/ZONING

BULK REQUIREMENTS TABLE, ZONE M1 LIMITED BUSINESS

ITEM	REQUIRED	PROPOSED	VARIANCE/WAIVER REQUIRED
LOT AREA, MIN.	6000	NO CHANGE	NO
LOT WIDTH, MIN.	N/A	NO CHANGE	NO
LOT DEPTH, MIN.	N/A	NO CHANGE	NO
LOT COVERAGE, MAX.	N/A	NO CHANGE	NO
BUILDING HEIGHT, MAX.	35 FEET	NO CHANGE	NO
TOWER HEIGHT, MAX.	120 FEET	140 FEET	YES
MAX. FLOOR AREA RATIO	1.5	NO CHANGE	NO
YARD SETBACKS:			
FRONT	20'	20'	NO
REAR	5'	5'	NO
SIDE	5'	5'	NO
PARKING SPACES	2	2	NO

NOTE:

LOT DIMENSION BASED ON BERGEN COUNTY GIS WEBSITE AND PARCEL INFORMATION FOUND THEREIN, AS WELL AS SITE WALK INFORMATION. CO FIELD SURVEY PERFORMED AT TIME OF DRAWING ISSUANCE. DRAWINGS MAKE NO ASSURANCE OF ACTUAL LOT DIMENSIONS. SURVEY REQUIRED FOR ACTUAL LOT DIMENSIONING & AREA INFORMATION.

GENERAL NOTES:

1. APPLICANT PROPOSES TO INSTALL A WIRELESS COMMUNICATION FACILITY CONSISTING OF MOUNTING (12) ANTENNAS & (1) MW DISH TO PROPOSED 140' MONOPOLE TOWER AND INSTALLING AN EQUIPMENT SHELTER & GENERATOR. THIS FACILITY HAS BEEN DESIGNED FOR COLLOCATION.
2. THIS FACILITY SHALL BE VISITED ON THE AVERAGE OF ONCE A MONTH FOR MAINTENANCE AND SHALL BE MONITORED FROM A REMOTE FACILITY BY EACH CARRIER.
3. FINAL CONNECTIONS TO THE ELECTRICAL AND TELEPHONE UTILITIES TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
4. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND EACH OF THE DRAWINGS HAS BEEN REVISED TO INDICATE ISSUED FOR CONSTRUCTION.
5. ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.
 - B. CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATION, STANDARDS AND REQUIREMENTS.
6. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS SET OF PLANS HAS BEEN DETERMINED FROM FIELD MEASUREMENTS AND/OR PLANS PROVIDED TO RAMAKER & ASSOCIATES, INC. NO GUARANTEE IS MADE NOR SHOULD BE ASSUMED AS TO THE COMPLETENESS OR ACCURACY OF THE HORIZONTAL OR VERTICAL LOCATIONS. ALL PARTIES UTILIZING THIS INFORMATION SHOWN PRIOR TO CONSTRUCTION ACTIVITIES.

**Wireless
EDGE
TOWERS**
WIRELESS EDGE TOWERS, LLC
270 NORTH AVENUE, SUITE 609
NEW ROCHELLE, NY 10801
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**RAMAKER
& ASSOCIATES, INC.**
855 Community Drive, Sauk City, WI 53583
Phone: 608-643-4100 Fax: 608-643-7999
www.ramaker.com



DATE	DATE	DATE	DATE
10/10/17	10/10/17	10/10/17	10/10/17

HOMER SPIT TOWER

PROJECT LOCATION
4300 FREIGHT DOCK ROAD
HOMER, AK 99603

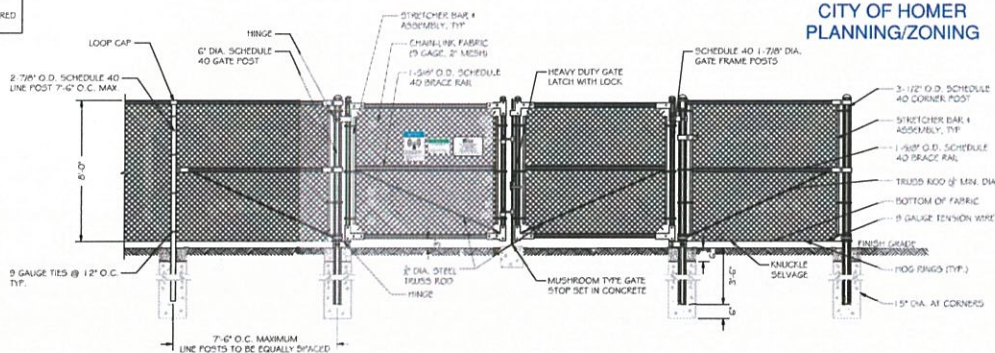
SHEET TITLE:

ZONING BULK TABLE

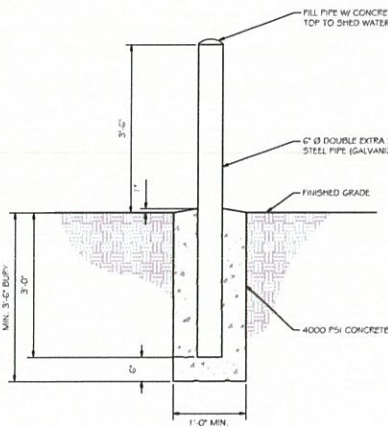
SCALE: NONE

DATE: 8/15/2017
DRAWN BY: CJS
CHECKED BY: [Signature]

- NOTES:**
1. INSTALL FENCING PER ASTM F-567, SWING GATE PER ASTM F-900.
 2. LINE POSTS, CORNER POSTS, GATE FRAMES, TOP RAILS, AND CROSS BRACING POSTS SHALL BE SCHEDULE 40 GRADE 50,000 PSI.
 3. ALL FENCE MATERIALS SHALL BE HOT DIP GALVANIZED PER ASTM A153.
 4. STEEL FENCE SYSTEM SHALL INCLUDE FENCE POSTS, RAILS, FRAMES, BRACES, MESH FABRIC, FASTENERS AND HARDWARE REQUIRED TO INSTALL THE COMPLETE FENCE SYSTEM.



FENCE DETAIL
 SCALE: NTS



BOLLARD DETAIL
 SCALE: NTS



FCC 1.2" x 1.5" RF NOTICE SIGN



FCC 6\"/>



FCC 1.2\"/>

SIGNAGE DETAIL
 SCALE: NTS

RECEIVED

8/15/2017

**CITY OF HOMER
 PLANNING/ZONING**

**Wireless
 EDGE
 TOWERS**
 WIRELESS EDGE TOWERS, LLC
 270 NORTH AVENUE, SUITE 609
 NEW ROCHELLE, NY 10801
 OFFICE: (914) 712-0000
 www.wirelessedge.org

**RAMAKER
 & ASSOCIATES, INC.**
 855 Community Drive, Sauk City, WI 53583
 Phone: 608-643-4100 Fax: 608-643-7999
 www.Ramaker.com



DATE	DESCRIPTION
08/15/2017	ZONING DRAWINGS
08/15/2017	PROJECT FILE

HOMER SPIT TOWER

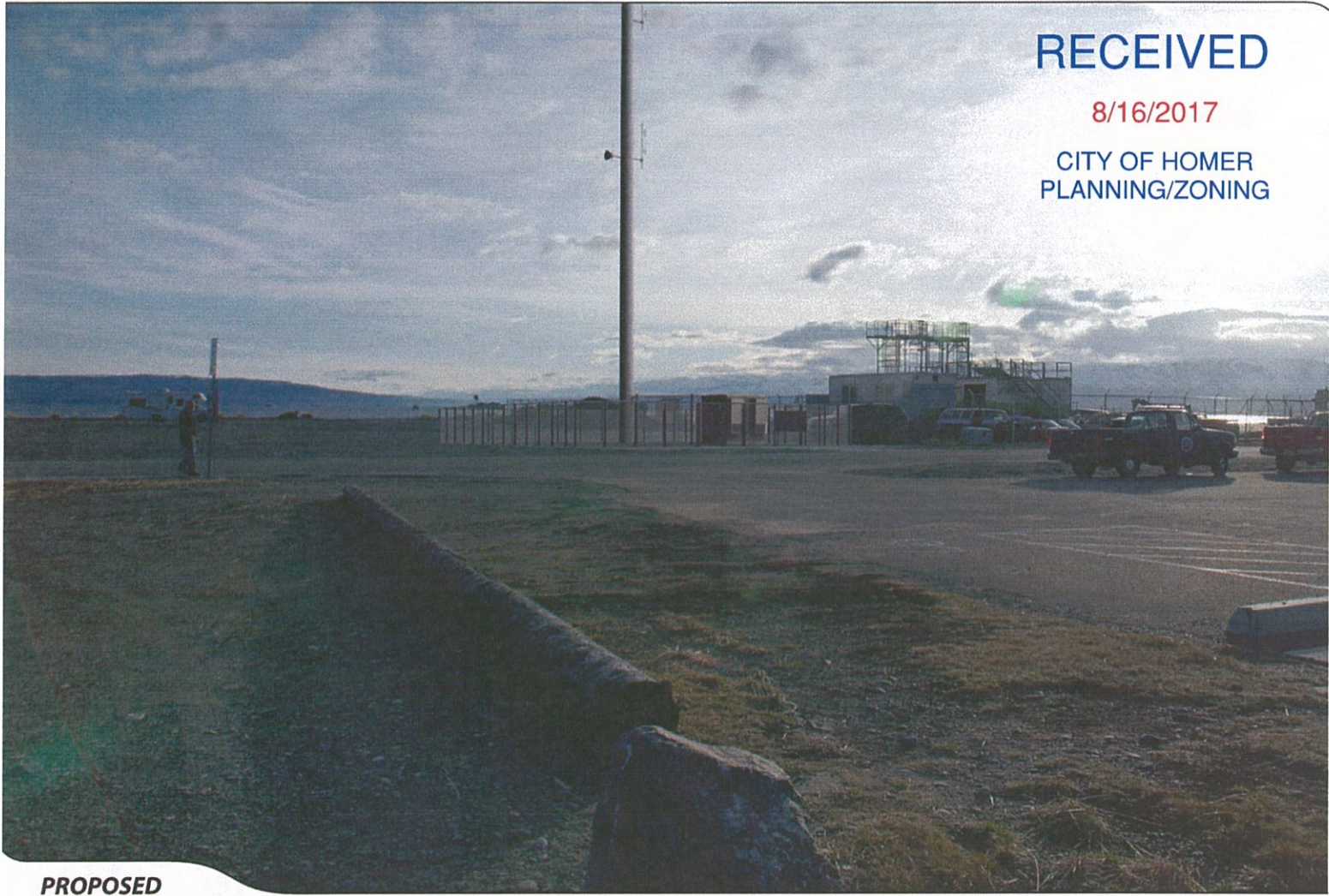
PROJECT LOCATION:
 4300 FREIGHT DOCK ROAD
 HOMER, AK 99603

SHEET NO.:

DETAILS

SCALE:
 AS NOTED

DATE: 8/15/2017
 DRAWN BY: CJS
 CHECKED BY: JLS



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8/16/2017

CITY OF HOMER
PLANNING/ZONING

PROPOSED

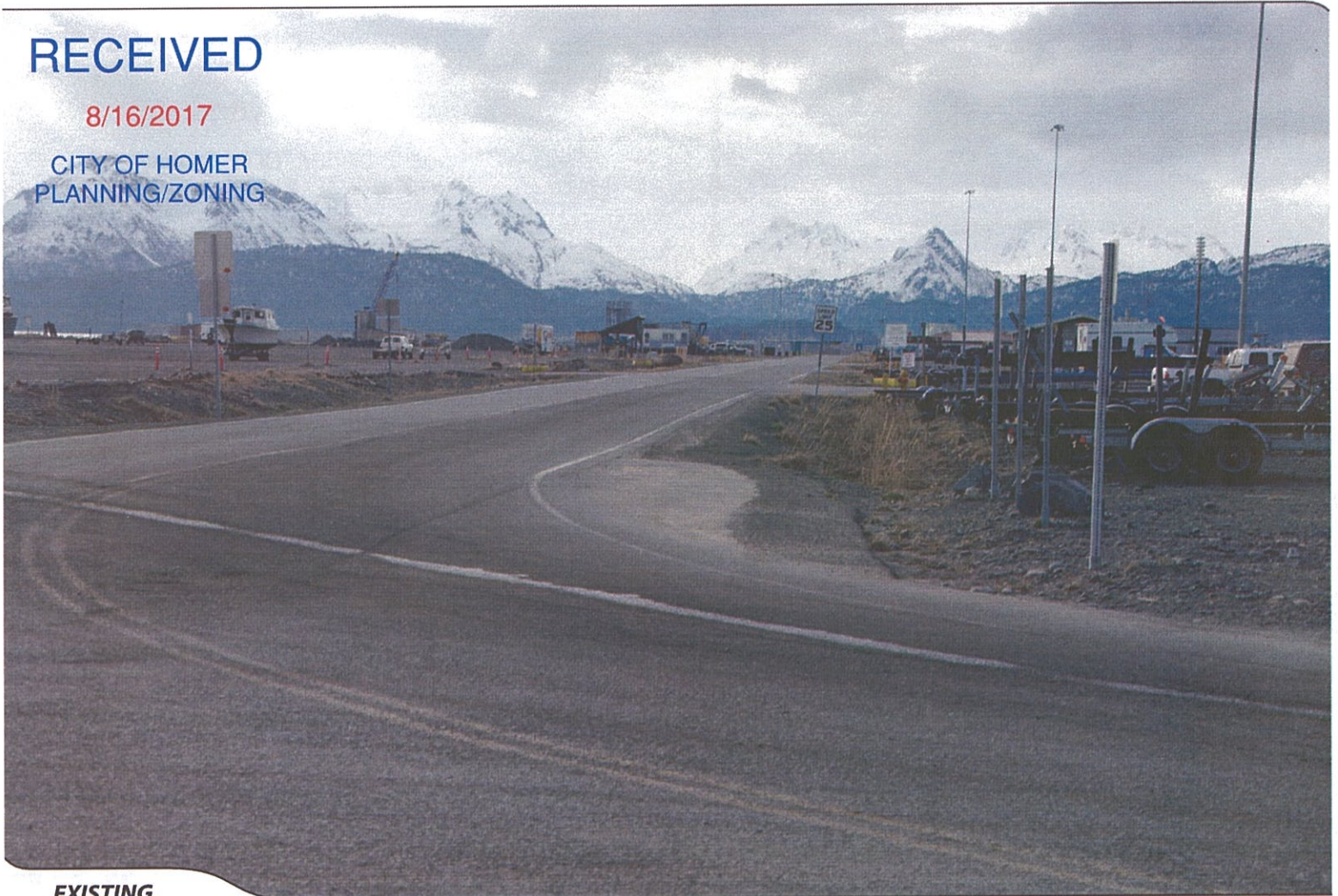
PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
1	SOUTHWEST OF HOST PROPERTY	NORTHEAST	+/- 267 FEET



RECEIVED

8/16/2017

CITY OF HOMER
PLANNING/ZONING



EXISTING

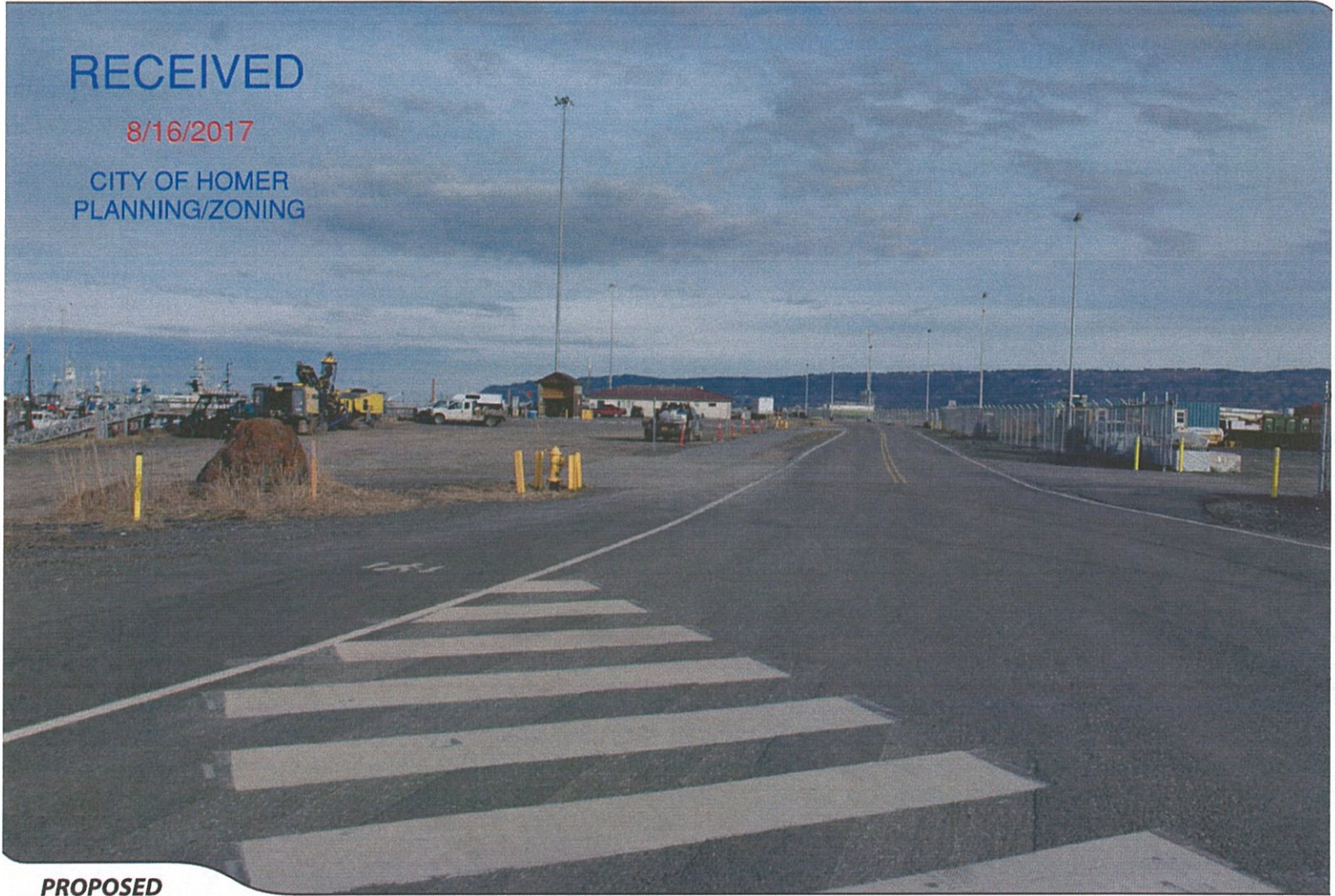
PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
2	FREIGHT DOCK ROAD	SOUTHEAST	+/- 0.23 MILE



RECEIVED

8/16/2017

CITY OF HOMER
PLANNING/ZONING



PROPOSED

PHOTO

3

LOCATION

HOMER SPIT ROAD

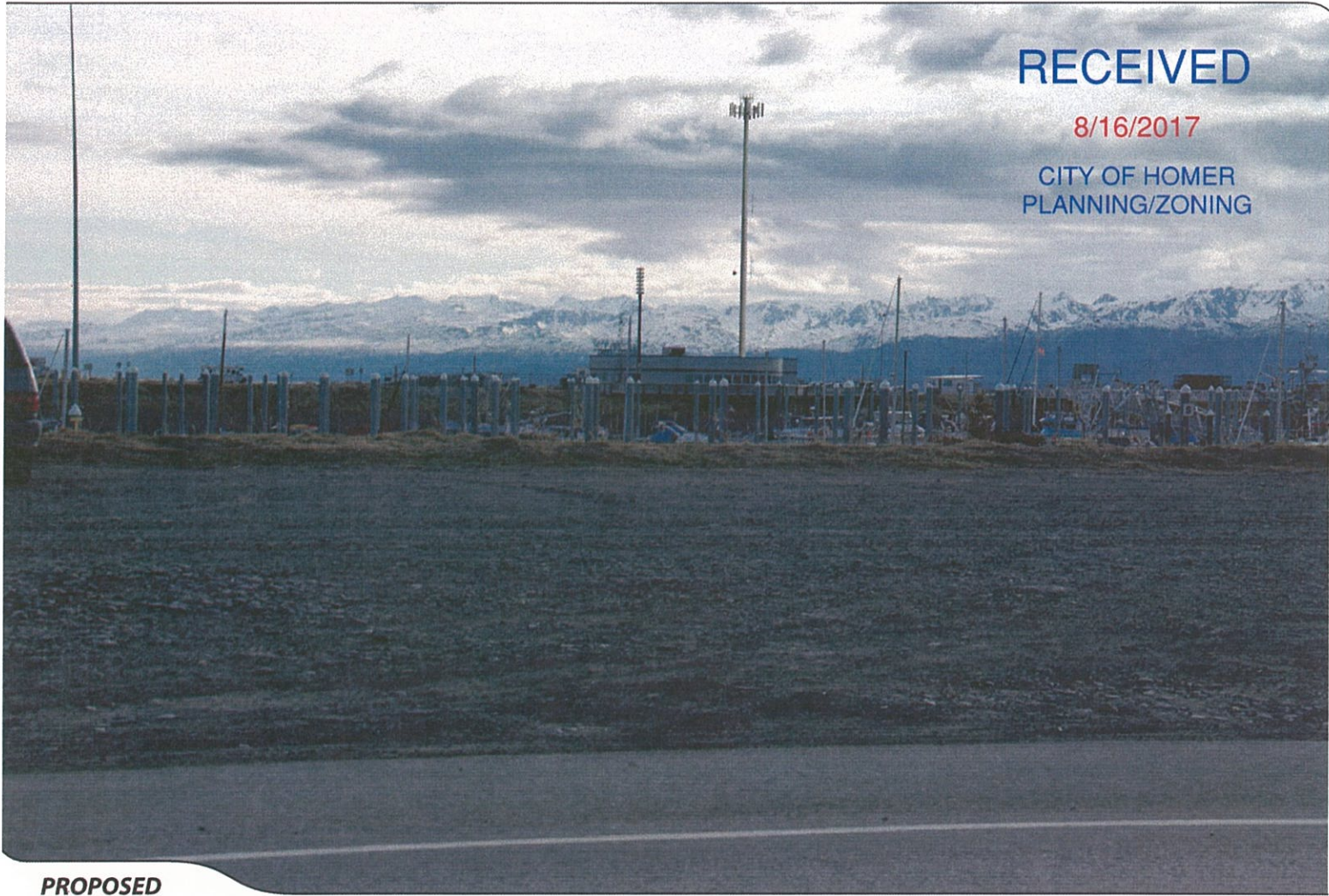
ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 0.27 MILE





RECEIVED

8/16/2017

CITY OF HOMER
PLANNING/ZONING

PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
4	HOMER SPIT ROAD	NORTHEAST	+/- 0.28 MILE



Responses to Questions from September 22, 2017 email from CityScape

- 1. Please provide a more detailed explanation as to the site location and lack of collocation opportunities within 1000 feet of the proposed site.***

There are no suitable existing structures in terms of height or structural capacity within 1,000 of the proposed tower (see Figure 1 below). The only tall structures are thin light poles along the south side of Freight Dock Road (see Figure 2 below). Those structures are not suitable for co-location.



Figure 1 – 1,000 Foot Radius from Site

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9/27/2017

**CITY OF HOMER
PLANNING/ZONING**

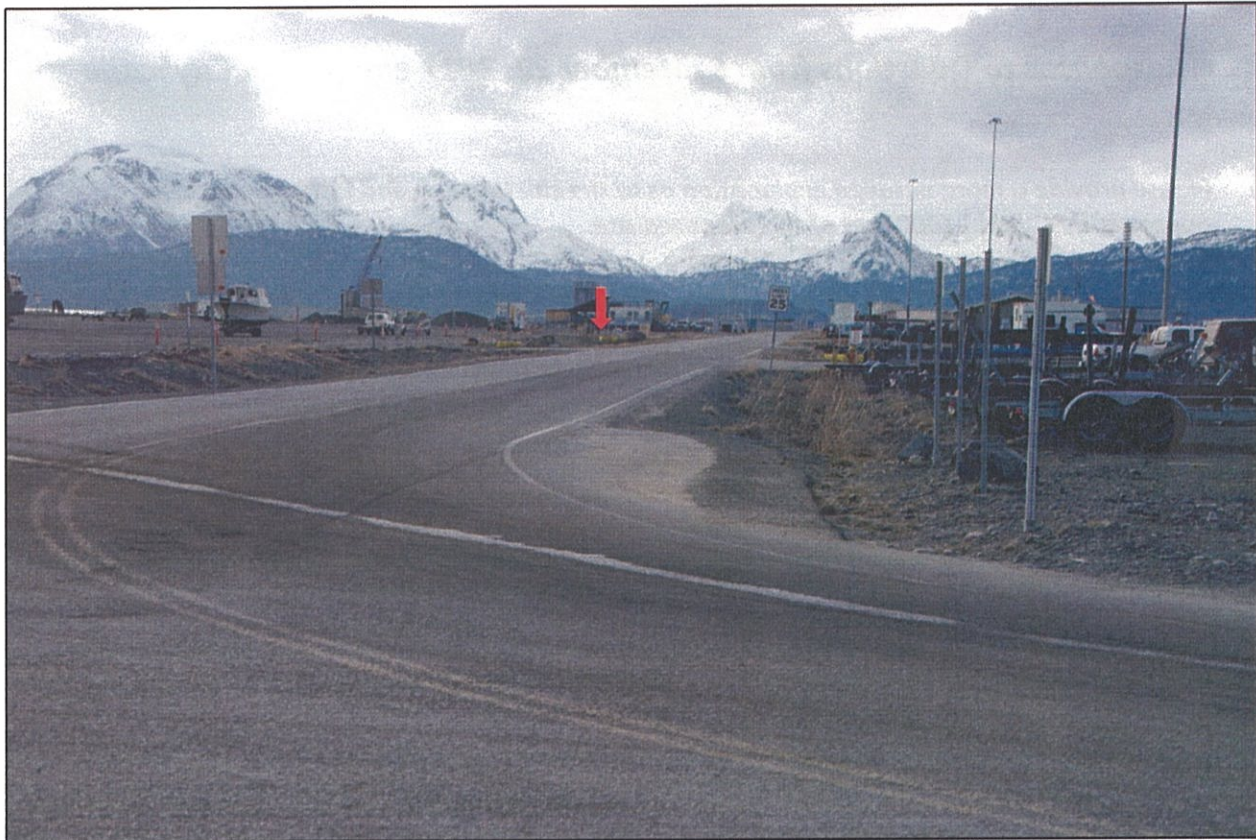


Figure 2 - View Looking Southeast toward Site

2. Distance separation from tower to closest property line of a lot that contains a dwelling unit, dormitory, hotel, motel, bar, restaurant, school, day care facility, church, retail establishment or place of public assembly is at least 1.1 times the proposed tower height

The immediate vicinity of the site is entirely Marine Industrial and Marine Commercial, including a portion of the harbor. There are no dwelling units, dormitories, hotels, motels, bars, restaurants, schools, day care facilities, churches, retail establishments or places of public assembly in the vicinity. The distance from the tower to all such property lines exceeds 1.1 times the tower height.

The closet building is the Harbor Office across the street from the site (See Figure 3 below). The RFP provided the site location as shown in Attachment #1 (Figure 4 below), in which the tower setback was specified as "A minimum setback of 1.1 x height of the tower from the Harbor Office sidewalk".

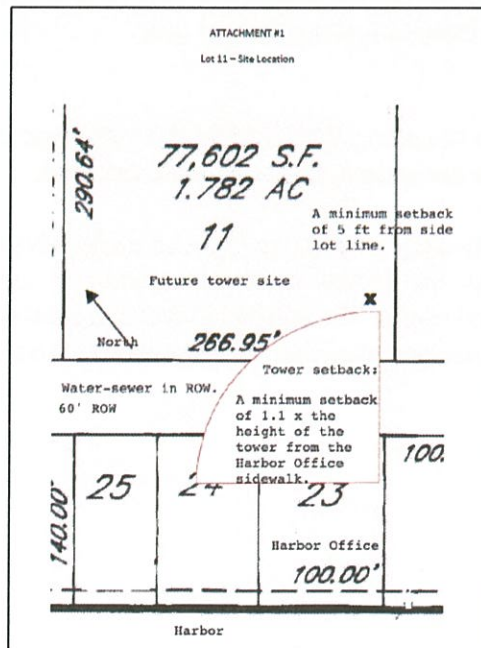
The tower is located 172' from the sidewalk in front of the Harbor Office. Assuming the 146' monopole includes a 10' whip antenna at the top, the total height with appurtenances is 156'. $1.1 \times 156'$ equal 171.6", which meets the RFP requirement. It should also be noted that City requested that the tower be located close to the road to optimize the available area for other future uses on the property.

RECEIVED

9/27/2017



Figure 3 – Site Location Map from Request for Proposals



RECEIVED

Figure 4 – Site Location Map from Request for Proposals

9/27/2017

CITY OF HOMER
PLANNING/ZONING



6369 Mill Street, Suite 202
Rhinebeck, New York 12572
Office: (914) 712-0000
Fax: (914) 712-9005

- 3. The RFP requests locations for City antennas at 100' and 80', as well as a dish at 60'. Your description notes that the City also wants top mounted antennas, but the height for these antennas is not specified. Please provide any documentation for the City's needs that are in addition to the 100', 80' and 60' heights noted in the RFP.**

Prior to designing the tower, we met with the City's radio engineer, Procomm, and we were informed that the City may have an additional Stationmaster whip antenna at the top; and there may be other public safety antennas (police, fire) in the future. Based on that, we included additional structural capacity and a mount design for 4 typical municipal antennas into the tower design. We do not have specific antenna models at this time.

- 4. To meet the needs of the RFP, the City's proposed top dipole antenna should be moved up 5' so that the center is 100', not 95' to better meet the City's needs. The City's lower dipole should also be moved up 10' so it is centered at 75' not 65'. The future cellular array could be moved to 85' to accommodate this. The response to #3 may affect this as well.**

We reviewed the tower's vertical space planning with the City's radio engineer, Procomm, and obtained approval for the City antenna locations as shown on the submitted site plans. The layout was also coordinated in conjunction with GCI, who will be co-locating at the 80' mount level (75' to 85'), so the lower City Dipole cannot be moved up. If the upper City Dipole is moved up, it will effectively eliminate one of the cellular co-location spaces and leave a 10' unused space on the pole. This change would also necessitate a costly redesign since we have completed the structural design of the tower. We are respectfully requesting that the antenna locations remain as is.

- 5. IF you are making changed to the plans, please label the other two parking spaces on the site plan. Two are required, three are shown, but only one is labelled.**

At this time, we do not plan on making changes to the site plans. The Parking Space callout indicates "Typ" (Typical), so it refers to all the spaces similarly outlined. In actuality, the area between the compound fence and the street will remain the existing gravel and parking spaces will not be delineated. The site plan parking space outlines are provided to demonstrate that there is accommodation for at least two vehicles.

RECEIVED

9/27/2017

**CITY OF HOMER
PLANNING/ZONING**

Prepared by:
John Arthur
September 27, 2017

Rick Abboud

From: towernotifyinfo@fcc.gov
Sent: Wednesday, August 09, 2017 4:15 PM
To: Department Planning
Subject: Section 106 Notification of SHPO/THPO Concurrence- Email ID #2447739

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:

Date of Action: 08/09/2017

Direct Effect: No Historic Properties in Area of Potential Effects (APE)

Visual Effect: No Historic Properties in Area of Potential Effects (APE)

Comment Text: None

File Number: 0007875500

TCNS Number: 157168

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 08/02/2017

Applicant: Wireless EDGE Towers, LLC

Consultant: True North Sustainable Development Solutions, LLC, on behalf of Trileaf Corporation

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: WEC-AK-01

Site Address: 4300 Freight Dock Road

Detailed Description of Project: Legal Description: S36 T6S R13W

Site Coordinates: 59-36-26.8 N, 151-25-28.3 W

City: Homer

County: KENAI PENINSULA

State: AK

Lead SHPO/THPO: Alaska DNR, Ofc History & Archeology

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Tuesday, October 17, 2017 at 6:30 p.m. at Homer City Hall, 491 East Pioneer Avenue, Homer, Alaska, on the following matter:

A request for Conditional Use Permit (CUP) 2017-07 to build a 146 foot tall communications tower at 4300 Freight Dock Road, lot 11 Homer Spit No. Five Sec. 36, T 6S R 13W., S.M. A CUP is required for towers exceeding 120 feet in height within the Marine Industrial Zoning District, per Homer City Code 21.58.030(b).

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 Rick Abboud at the Planning and Zoning Office, 235-3106.

NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY.

.....

VICINITY MAP ON REVERSE

Vicinity Map



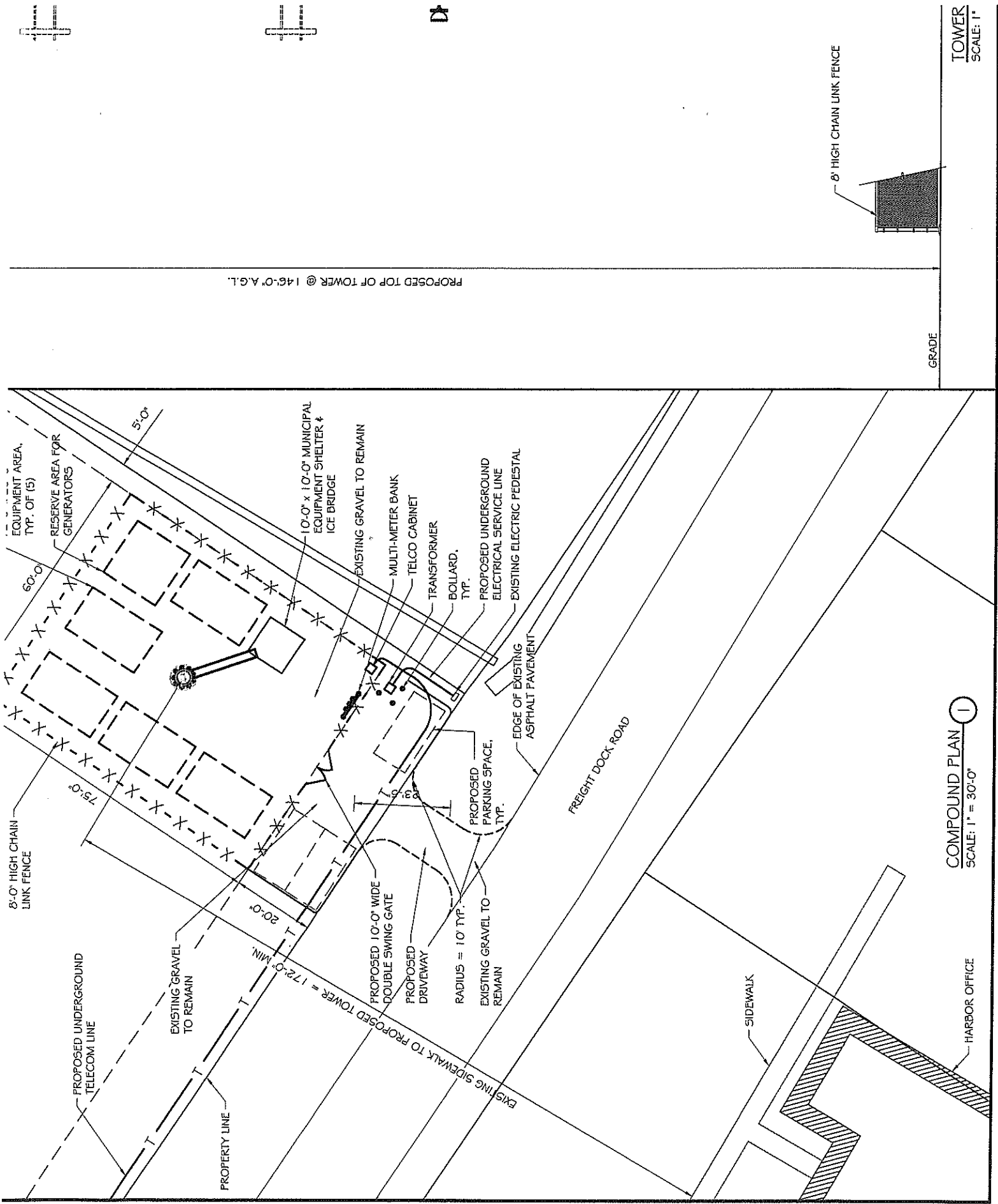
City of Homer
Planning and Zoning Department
10/3/2017

Request for Conditional Use Permit at 4300 Freight Dock Road for a communications tower

0 150 300 600 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.*



COMPOUND PLAN 1
SCALE: 1" = 30'-0"

TOWER
SCALE: 1" = 30'-0"



PROPOSED

PHOTO

2

LOCATION

FREIGHT DOCK ROAD

ORIENTATION

SOUTHEAST

DISTANCE TO SITE

+/- 0.23 MILE



PROPOSED

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
4	HOMER SPIT ROAD	NORTHEAST	+/- 0.28 MILE



Aerial Map



City of Homer
Planning and Zoning Department
10/3/2017

Request for Conditional Use Permit at 4300 Freight Dock Road for a communications tower

0 150 300
Feet



Disclaimer:
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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 17-84

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
DATE: October 17, 2017
SUBJECT: Comprehensive Plan Update Chapter 6 Public Services and Facilities

Introduction

The chapter has been amended according to the direction that the Planning Commission provided at the October 4th meeting.

Analysis

Most of the changes were minimal. I did leave the more substantial changes in bold and underlined for your review. At this meeting, I intend to review the changes using my notes from the October 4th meeting. Please give me another set of eyes on the chapter so that it may be ready to become part of the public review draft.

Staff Recommendation

Please provide comments and recommendations

Attachment

Chapter 6 Public Services and Facilities working
Public Services and Facilities Implementation Table

■ CHAPTER 6 PUBLIC SERVICES & FACILITIES

Vision Statement: The City should strive to provide public services and facilities that meet current needs while planning for the future. The City wishes to develop strategies to work with community partners that provide beneficial community services outside of the scope of City government.

Overview

Providing adequate, accessible community facilities, services, and infrastructure is a principal function of the City of Homer. Often, government effectiveness is somewhat measured by its ability to plan for and finance these facilities. The City of Homer has been successful in this role with a variety of high quality, well-managed community facilities and services. This chapter outlines actions needed to maintain and improve facilities and services as the city changes.

The City provides public water and sewer services, police, fire protection, and emergency services. It also operates and maintains the port and harbor, public library, parks, animal shelter, airport terminal, and recreation facilities. The Kenai Peninsula Borough and City cooperate to provide education, health care, and certain land use planning functions, solid waste disposal, and other human services such as assistance to senior citizens. Homer residents pay city and borough property and sales taxes to help cover the costs of these services and facilities. In addition, Homer has a wide array of community services that are provided and supported by a robust network of nonprofit organizations and community groups.

The first goal in this chapter focuses on actions to provide and improve the services and facilities for which the City is directly responsible. The second goal addresses activities that the City supports. The third goal identifies strategies for the City to work with partners to provide additional community services. Under each goal are objectives which further describe near-term priorities and long-term needs for the described public services and facilities.

This document identifies general goals for future improvements. Final decisions regarding if and when such improvements are made will be determined by the City Council, considering available funding, competing needs, and other factors. Responsibility to achieve the goals in this chapter, particularly the second and third goals, does not solely lie with the City of Homer. As with any community, it is the active participation, support, and motivation of individuals, businesses, non-profit and other organizations that creates a home for many generations to enjoy.

Summary of Goals

GOAL 1: Provide and improve city-operated facilities and services to meet the current needs of the community, anticipate growth, conserve energy, and keep pace with future demands.

GOAL 2: Seek collaboration and coordination with other service providers and community partners to ensure important community services are improved upon and made available.

GOAL 3: Encourage the broader community to provide community services and facilities by supporting other organizations and entities that want to develop community services.

Goals and Objectives for Public Services and Facilities

GOAL 1: Provide and improve city-operated facilities and services to meet the current needs of the community, anticipate growth, conserve energy, and keep pace with future demands.

Objective A: FIRE & EMERGENCY SERVICES – Maintain and improve the high level of fire protection and emergency services in Homer to respond to current and anticipated future needs.

Current Status

The Homer Volunteer Fire Department provides fire, rescue, and emergency medical services to the City of Homer and, when necessary, to areas outside of city limits through mutual aid agreements with neighboring fire service areas. The department also reviews new building development to ensure it meets certain emergency access criteria. The Department employs six staff. A volunteer core of approximately 30 individuals supports the department's staff. Staff and volunteers are trained in emergency medical services, structural fire fighting, wildland fire-fighting, marine fire-fighting, and some specialty rescue services. Fire hydrant coverage extends throughout the majority of city limits. The city has achieved a fire insurance rating (ISO) of 4 in areas within 1,000 feet of the City's fire hydrants, resulting in significant savings in the cost of home insurance. Structures located more than 1,000 feet distant of a fire hydrant have an ISO rating of 4Y. Areas located more than five miles from a fire station are rated at an ISO of 10. The goal is to maintain the current ISO ratings as well as the 35-foot structure height limit until the adoption of regulation for allowance of taller structures that do not negatively affect ISO ratings.

The fire department manages two stations (one is unmanned) in the City of Homer as well as twelve apparatus. Kachemak City contracts annually with Homer for Fire and EMS services.

The majority of calls responded to by the department are for emergency medical services (85 percent). The 2017 adopted budget for the Homer Volunteer Fire Department was \$1,045,426, approximately 5 percent of the City's overall budget.

Near-term Priorities

The fire department's top priority needs relate to facility improvements and adequate staffing. The fire station was built in 1980 and upgraded in 1995 and again in 2017. Currently, the facility is being renovated. The renovation is expected to extend the life of the facility for 10 years. With the existing level of marine activity, there is a need for increased marine fire and rescue capacity. Notably, Homer often provides refuge/safe harbor to ships not normally scheduled to stop in port due to the nature of its location, orientation, and protected waters. Homer's economy is highly seasonal with larger call volume occurring the summer months. The City funded two seasonal positions in the Department to aid in responding to emergency calls. In 2017, the department hired an Assistant Fire Chief, a long vacant position. As Homer continues to grow and develop, the need for code enforcement capabilities is steadily increasing. Enforcement issues have been a concern for several years. Hiring a plans examiner and Fire Inspector will increase the city's capacity to meet demand. Presently this service is deferred to the State Fire Marshal's Office in Anchorage for commercial structures.

Implementation Strategies

Improve facilities

Evaluate expanding services and capabilities

Long-term Needs

There is a general need for greater capacity to respond to City demands. The timing and magnitude of this need will be driven by population increases within the City. In regard to marine activities, the Homer port is engaged in determining the feasibility of expanding the deep water port which, if implemented, would attract more marine cargo traffic. Firefighting capabilities should be evaluated in correlation with proposed harbor expansion. The fire department with the assistance of other City agencies should continue to address and update their emergency plans, such as the Local All-Hazard Mitigation Plan, as new technology and information become available.

Implementation Strategies

Evaluate marine firefighting capabilities

Establish reserves and correlate with equipment replacement schedule

Increase volunteer base and training opportunities

Objective B: LAW ENFORCEMENT – Provide ample law enforcement services to meet existing demand and anticipated future demands.

Current Status

Homer has a full service municipal police department and is responsible for emergency and police dispatch, patrol and criminal investigations, operating the Homer Jail and animal control.

Police Department staffing includes twelve full time police officers, seven full time dispatchers and six jail officers. Police officers attend a certified police academy and receive on-going training throughout their careers. Jail officers receive initial training through the state municipal corrections officer program. All officers are state certified. Dispatchers are primarily trained through an

intensive in-house training program and then receive advanced training in emergency medical dispatch and other areas. The department has been faced with recruitment problems which follow the national trend of less people being attracted to law enforcement jobs. Retention has improved in recent years. Retention is heavily impacted by wage parity with other agencies. The current vehicle fleet has many vehicles aged beyond any reasonable expectation of service.

The department's boundaries and responsibilities do not extend beyond the city limits. Homer Police officers do have enforcement authority throughout the state. The department has a very good working relationship with the State Troopers and the agencies support each other when necessary. The highest demand on the department is experienced during the summertime due to the large influx of visitors to the Homer area.

The crime rate in Homer is relatively moderate, consisting mostly of traffic offenses, property crimes and drug and alcohol related activity. In terms of major offenses, 80 percent of crime is related to vandalism and theft. Violent crime is very low. Due to low staffing, Homer Police officers face a very high caseload per officer. The caseload per officer is currently approximately 30 percent higher than any other agency on the Kenai Peninsula. In addition to criminal investigation, crime solving and general patrol work, officers also enforce city ordinances on a complaint call basis. Ordinance enforcement related to protecting Homer's fragile beach ecosystem has been a matter of significant public concern.

The public safety radio system is nearing the end of its useful life. Key components of it will no longer be supported by the manufacturer after 2018. It is imperative to begin replacing and updating the system as soon as possible.

There is a strong need to replace the building and grounds utilized by the Homer Police Department. The existing structure was built in the late 1970's. Department operations have outgrown the current building and it has serious personnel safety and health concerns. The existing site is too small to accommodate expansion or reuse. The city formed a Public Safety Building **Review Committee in 2016 and made a proposal for a new fire and police combined facility. After voters failed to approve a bond measure for a combined police and fire facility, the council has been working on a fire station renovation and a scaled down version of the original police facility proposal.**

The 2017 budget for the Homer Police Department is \$3,265,539, approximately 14 percent of the City's overall budget.

Near –Term Priorities

Implementation Strategies

Maintain authorized positions

Plan for equipment upgrade/replacement

Review staffing levels

Plan for new facility

Long Term Needs

To maintain the delivery of efficient, professional long term public safety services to Homer, the Homer Police Department needs a stable work force supplied with a minimum of essential tools. These tools include a well-maintained and adequate fleet, on-going training and personnel development, current radio, computer, investigations and office equipment and professional management and leadership. Maintaining wage parity with other law enforcement agencies combined with proper equipment and leadership is a key factor in retaining workers and offering them career stability. Computer and radio equipment age rapidly and quickly become outdated. Obsolete equipment often does not interface properly resulting in increased workloads and sometimes a complete failure in necessary interagency data transfer.

Implementation Strategies

Determine action necessary to ensure a stable workforce

OBJECTIVE C: WATER/SEWER SERVICES – Continue to provide high-quality water and sewer services, anticipate future demand, and effectively guide Homer’s growth with the extension of water and sewer into areas identified in the land use plan.

Current Status

Public water and sewer service for the city of Homer is City of Homer Department of Public Works (DPW). In July Sewer Master Plan was completed for the City to provide improvements and expansions for each of the utilities. master plan, approximately 64 percent of the occupied homes in the city are served by the water system and approximately 54 percent are served by the sewer system.



provided by the 2006, a Water and guidance on future

According to the

Water System

Homer operates a Class A public water system. Water is supplied from a dammed surface water source which forms the 35-acre Bridge Creek Reservoir. This is the City’s sole water source; no other groundwater wells or other surface sources are operated by the City. It is important to note that groundwater in Homer is generally unsuitable for residential and commercial water wells due to low yields, shallow groundwater, lack of a significant freshwater aquifer, and saltwater in wells. The City established the Bridge Creek Watershed Protection District in an effort to preserve and protect the city’s drinking water. A study on the Bridge Creek Reservoir indicates that this source has capacity limitations for supplying the community’s water needs in the future, especially during dry years.

Seasonal summer population fluctuation and increased summer water needs cause summer demands to nearly double the wintertime water production. During times when demand outpaces production,

water from the storage reservoirs must be used to meet peaks. Projections from the 2006 Water and Sewer Master Plan report average winter water production is currently at 0.5 mgd and will grow to approximately 1 mgd by 2025. Average summer demands are currently around 0.8 mgd and will grow to approximately 1.9 mgd by 2025. Peak summer demands are currently around 1.3 mgd and may grow to nearly 3 mgd by 2025.

A new water treatment plant became operational in 2009. Treated water is distributed and stored in four water storage tanks, which have approximately 1,160,200 gallons of operational capacity. AN additional tank is slated to come online in the near future. These water storage tanks serve as treated water reservoirs for community water demands and fire emergencies.

The water distribution system consists of approximately 53.5 miles of buried pipe. Pipe materials consist of cast iron, ductile iron, polyvinyl chloride (PVC), and high-density polyethylene (HDPE) pipe. Sizes of pipe range from 4 to 16 inches in diameter. The piping is generally confined to the lower areas of Homer except for two corridors which carry the water down from the reservoir to town. The concentration of the system to the lower areas of town is not a function of engineering but rather of the current density of development. Approximately 1,720 customers are served. There are also 411 fire hydrants connected to the city water distribution system.

Homer residents and businesses not on the public water system typically maintain their own wells or pay to have private contractors haul potable city water to a holding tank. Because groundwater sources are often difficult to find with sufficient production and water quality, many property owners not connected to the City's system choose to purchase hauled water. Water from Homer's reservoir is also hauled to many residences outside of Homer city limits. Bulk water hauled to holding tanks accounts for approximately 20 million gallons/year of the water production at the water treatment plant.

Sewer System

Homer operates a deep shaft wastewater treatment plant (WWTP). The wastewater plant capacity is 880,000 gallons per day for peak flow. Homer has an intra-city agreement with Kachemak City to provide sewer service. Currently, the WWTP treats an average daily flow of approximately 390,000 gallons per day. However, summer population influxes and intense rain storms which contribute to inflow and infiltration can substantially increase flow to the plant. A record of 1.7 million gallons per day has been recorded, but it is rare to see a flow of over 1.2 million gallons per day.

A study was conducted to better understand the inflow and infiltration contribution to Homer's wastewater plant. Inflow is defined as surface water entering the system from various sources (i.e., manhole lids, roof leaders, foundation drains, or connection to the storm water system). Infiltration is defined as groundwater entering the system through cracks, faulty connections, or other openings. The study found inflow and infiltration to be a significant contributor to the overall wastewater collected. During a typical rain storm as much as 3 percent of the overall collection may be attributed to inflow and infiltration. During major storm events it is thought that over 1 million gallons of flow may be attributed by infiltration and inflow.

The wastewater collection system consists of approximately 55.2 miles of buried gravity sewer mains. Pipe materials consist of asbestos concrete, ductile iron, and polyvinyl chloride (PVC). About half of the system is constructed with asbestos concrete pipe, especially in the oldest sections built in

approximately 1970. These older sections of pipe seem to be major contributors to inflow and infiltration. Sizes of pipe range from 6 to 24 inches in diameter, with the majority being 8-inch size mains. The sewer system serves a total of 1,366 customers, 956 of which are residential. Parts of Kachemak City are also served by the system under an intergovernmental agreement with the City of Homer.

Homer maintains seven sewage pump stations. Two additional lift stations serve private septic systems on the Homer Spit. Lift stations are used to pump sewage from topographical low points to higher portions of the gravity system. There are approximately 11.6 miles of force main pipe from the lift stations. Force main pipes are constructed from ductile iron or high density polyethylene pipe (HDPE) and range from 3 to 6 inches in diameter.

Many Homer residents and business owners not connected to the piped community system use on-site wastewater disposal systems. According to the Master Sewer and Water Plan, 47 percent of residents have on-site systems. Soil conditions and perched groundwater levels in Homer are not ideal for on-site systems and many are believed to function poorly.

Near-term Priorities

Demand for water will continue to rise as the community grows and as the outlying areas grow, since Homer's water is hauled to residences outside city boundaries. Water conservation measures can help reduce demands on the City's finite supplies, and also reduce demands on the City sewer system and individual septic systems.

Implementation Strategies

Support measures that conserve water use

Reduce inflow

Consider actions to meet future demands

The sewer system is judged to have adequate capacity to meet projected needs and does not require any major improvements. Maintenance of 30 year old sewer treatment plant.

Objective D: PORT & HARBOR—Continue to improve the infrastructure and services of the Port and Harbor to improve its position as an important regional port and harbor facility.

Current Status

The City of Homer owns and operates much of the land and associated facilities on the Spit. As of 2007, the Port and Harbor Department manages and maintains the Homer Small Boat Harbor with approximately 1,000 boat stalls, the Pioneer Dock where the US Coast Guard and Alaska State Ferry

moor, the commercial Fish Dock which processes over 20 million pounds of commercial fish annually, the Ice Production Plant which produces several thousand tons of ice, the Fish Grinding Facility, and the Deep Water Dock. The department operates as an Enterprise Fund financially supported by user fees.

The Port and Harbor facilities are a critical component to Homer's economy. The Small Boat Harbor is the largest single basin facility in Alaska. Commercial fishing is a large, but often unseen enterprise. Many of the boats that operate out of the Homer port are million dollar businesses; however, their fish is either landed elsewhere or quickly moved out of town. Only a small percentage is processed locally. Sport fishing is also a large economic generator in Homer, playing a key role in tourism activities. A multitude of charter companies are based out of the Small Boat Harbor. The Port and Harbor is engaged in a delicate balancing act of trying to accommodate the needs of many user groups. Land must be maintained for marine related industrial activities which support the fishing industry and freight and shipping activities, while providing space for recreational and tourist activities.

The Port and Harbor employs 18 staff members, both full and part-time. Their 2017 budget was \$4,782,246.

Near-term Priorities

Implementation Strategies

Many of the projects outlined in Homer's Capital Improvement Program 2018-2023 relate to Port and Harbor activities. Two of the top five are found in the FY 2019 State Legislative Priorities list are Port and Harbor Projects.

1. Homer Large Vessel Harbor. This new facility would augment the existing harbor which is used beyond capacity and currently has a wait list with over 203 names on it. Boats can be accommodated only by "rafting," tying boats to other boats. In some instances crabbing boats are tied up three deep to the dock. Operating in this manner increases liability for the department and reduces the life of the docks.
2. Barge Mooring & Large Vessel Haul Out Repair Facility. This project provides safe moorage and an associated uplands haul out repair facility for large shallow draft vessels.

Long-term Needs

Many of the Port and Harbor's long-term needs are addressed in the Homer Spit Comprehensive Plan. The Homer Spit Comprehensive Plan has been adopted by reference as comprising the Homer Comprehensive Plan.

Implementation Strategies

See Homer Spit Comprehensive Plan

Objective E: PARKS & RECREATION - Identify resources needed to operate parks, recreation facilities and recreation programs, enhance City and community-sponsored year-round

recreational facilities and programs to serve people of all ages, and support citizen efforts to maintain environmental quality and public use of beaches through the Beach Policy.

Current Status

The City of Homer provides municipal parks and recreation services through two separate departments: the Parks Maintenance Division under Public Works and Community Recreation under Administration. The Parks division maintains and is responsible for daily operations associated with the City's summer campgrounds, parks, playgrounds, restrooms, and cemetery facilities. The Community Recreation Division is responsible for providing community based educational and recreational programming for community members of all ages. Through a partnership with the Kenai Peninsula Borough School District, Community Recreation is able to utilize the Borough owned fields and facilities located at both the Homer Middle and High Schools. Currently 4.73 FTE's are budgeted for Parks (facilities), and 1 FTE for community recreation (programming). There is also a desire to better coordinate all efforts through a combined Parks and Recreation Department.

- Long term, both parks facilities and programming need secure funding. One idea for facilities is to create an endowment fund, where city fund could be leveraged to allow private citizens to donate to it for the ongoing maintenance and improvement of the City's park system, thereby relieving some pressure from the City for parks. Alternately, the funds could be used as grants to support other organizations in their efforts to provide facilities. The community needs to weigh in on using public funds for private facilities. On the one hand endowment funding will help keep existing partner facilities open, and possibly allow for new facilities, but at the same time public parks need adequate funding as well.

The City's Public Art Program and public beaches fall under the purview of the Parks, Art, Recreation and Culture Advisory Commission. *Arts activities are addressed in Chapter 8, Economic Development.* The City has an adopted Beach Policy, which has historically been updated about every 7 years, generally in response to new or unresolved ongoing problems. As new challenges and opportunities arise, this document will need to be updated and the city will need to fund any plan implementation strategies.

Near term

Implementation Strategies

Seek out strategies that enhance facilities and programs

Mid term

A particular challenge is ensuring residents from all sectors of the community have access to programs and facilities. In addition to providing programs and facilities for which the City is directly responsible (e.g., campground, trails), Homer has a hardworking sector of volunteers, nonprofit recreation organizations, and private businesses that provide recreational activities. The City will need to continue to partner with organizations and businesses for Homer to continue to enjoy the wealth of facilities and programs currently available.

Implementation Strategies

Pursue partners to maintain and expand recreational opportunities

Long term

In 2015, the City completed the Park, Art Recreation and Culture Needs Assessment (PARC). The goal of the needs assessment was to determine the resources and prioritize the needs for the community concerning parks, arts, recreation and culture facilities and programs. One desired improvement identified by many Homer residents is a multi-use, year round community facility. The PARC Needs Assessment identifies a range of activities that need indoor recreation and performing arts space, although no one facility would likely accommodate all the desires. The City's role in a community recreation facility includes providing political support for the establishment of the facility and assisting to secure space in an existing building or a site for the proposed facility. It is possible that a public private partnership is more advantageous to the community, such as a combination hotel and convention center. **A working example of a successful partnership is the development of the South Peninsula Athletic and Recreation Center (SPARC). This facility relied on many donors (including the city of Homer), a \$1 a year land lease from the borough, and many volunteers hours to get the facility up and running.** In the absence of a private or non-profit sector partner, the community will need to identifying the priority uses, and thus building design, as one of the first steps. In the near term, the City can continue to rely on existing facilities and a collaborative approach to host performing arts events, cultural activities, community meetings, conferences, and conventions. *See also Chapter 8, Economic Development.*

Lastly, the City of Homer has an adopted beach policy. As new challenges and opportunities arise, this document will need to be updated and the city will need to fund any plan implementation strategies.

Implementation Strategies

Consider the ability of the city to support a Community Recreation Center

Implement and review beach policies

Objective F: STORM WATER CONTROL – Provide for current and future needs and explore options for expanding the quality and extent of storm water control.

Current Status

The majority of Homer's storm water is channeled and drained through an open ditch system. Only the downtown and Old Town area have storm drain lines, specifically along Pioneer Avenue and Main Street. In total, the City maintains approximately 3 miles of storm sewer and associated catch basins. There is one oil/water separator facility, at the intersection of Bartlett Avenue. The State Department of Transportation maintains drainage roadways. Homer's stormwater outflow is located just north of Beach. This outflow has not yet reached the threshold which would require monitoring the quality of discharge under NPDES rules.



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require

Currently, drainage needs for large parcel development are dealt with

individually,

by the developer. Homer's design criteria manual for subdivisions does not address on-site storm water management. However, in the city's denser commercial districts, the zoning code does have provisions requiring developers to prepare storm water management plans. In some recent subdivision developments, property has been dedicated for retention ponds and related facilities due to wetland permit requirements from the Army Corp of Engineers.

Near-term Priorities

The City should develop a long-range plan for stormwater drainage to foster appropriate development and meet increasing federal and state water quality standards. The plan should set a strategy for most efficiently meeting city stormwater needs, incorporating on-site infiltration when possible.

Implementation Strategies

Plan and implement additional strategies for addressing stormwater

Long-term Needs

Currently significant areas of the city are not served by storm drains. As the amount and intensity of development increases, the percentage of community covered by impervious surfaces will grow and the City will need to develop new, more active stormwater management strategies. Homer's topography lends itself to drainage issues with highly erodible bluffs and slopes. An effective strategy is to use on-site stormwater infiltration management techniques coupled with limiting development on steep slopes. Under this approach, future subdivisions and other large development projects will retain open space within their boundaries for stormwater collection and infiltration. In addition, development will need to limit impervious areas such as paved driveways and paths to reduce the quantity of runoff and provide more areas for infiltration. Increased reliance on on-site management of stormwater is consistent with the general intent of federal water quality standards, focused on reducing non-point source pollution. Open space areas for stormwater infiltration should become part of Homer's green infrastructure network and could double as space for recreation, community gardens, and similar amenities.

Objective G: LIBRARY– Maintain Homer's first-class library facility and continuously build on the high-quality library services to meet current and projected needs.

Current Status

In the ten years since the new Homer Public Library opened in 2006, use of the facility and library services has increased dramatically. Between 2008 and 2015, circulation of library materials grew by 43%, rising to 142,178 items. The number of people using the library's study rooms rose 19%, while use of the meeting room increased 35%. Attendance at children's story times grew by 63%. Fortunately, the library enjoys wide community support, as reflected in the fact that volunteer hours rose as well, by 48%. Since the closure of Homer's Boys and Girls Club in 2013, the library has seen a significant increase in the number of children using the library after school. Tourists and transient workers use the library heavily during the summer months. Winter, traditionally a slower time at the library, has also seen increased activity in recent years, on par with the summer months.



The library building is approximately 17,000 square feet and houses about 45,800 titles with a capacity for up to 47,000. The library offers 26 public computers with internet access, wireless internet, and cabled connections in study rooms and carrels. The library employs six full-time and three part-time staff. The Friends of Homer Library and numerous other volunteers support library operations.

Resources to support the library come from the City's general fund, the majority of which is from sales and property tax revenue, a small annual grant from the State of Alaska, and extensive local support from the Friends of Homer Library. The Friends of Homer Library is a nonprofit organization which provides resources for many library programs as well as occasional one-time equipment purchases not provided for in the city budget.

The 2017 library budget for the City of Homer is \$935,696 approximately 4.2% of the City's overall budget. This included an annual building loan payment of \$99,824. The City Council has since paid off the balance of the loan.

The facility currently accommodates the existing level of usage with moderate conflicting demands for space or services; however, if current trends continue, the ability to provide the access to information, materials, programming, and workspace requested by the community will be challenged.

Short-term Priorities

Technology: The use of computers and other digital devices to access information and reading material continues to expand. The library's public computers and wireless network are used extensively (49,406 sessions in 2015). The current public-use computers, as well as the video conference equipment, are near the end of their useful life span. A depreciation/replacement reserve fund is crucial to replace this essential equipment as it ages.

Staff: On-going training is essential to keep current on new technologies as they arise in order to implement best practices regarding technology, as well as to assist the public of all ages.

In light of current fiscal constraints facing the State of Alaska and its communities, it is important to keep in mind that when economies tighten, library use increases because individuals are less able to afford to purchase internet connections, computers, books, and DVDs. More people use library computers to seek employment, higher education, and training. Especially during difficult economic times, the public library plays a crucial role in equalizing access to information, government, jobs, and educational resources.

Implementation Strategies

Keep current with the demands of new technology

Mid and long-term Priorities

The library building was intended to provide capacity to serve projected demand for 20 years. With significant increases in library use and demand for services at the ten-year mark, meeting the demand at 20 years may be challenging. **If the demand at the library continues to increase beyond projection, it will be necessary to evaluate options for provision of services into the future.**

Implementation Strategies

Consider the strategies to address the demand for library services

Objective H: ADMINISTRATION – Provide adequate administrative services and associated facilities to meet current and anticipated future administration demands on the City of Homer.

Current Status

The City Manager's office is responsible for overall administration including property, personnel, budget and finance, planning and enforcement of ordinances, as well as implementation of policy directed by the City Council. The offices of the City Manager, City Clerk, Planning, Library, Community Schools, and Personnel comprise the City's administrative services. The Finance Department is a stand-alone department. The Public Works Department is located separately from the City's administrative offices; however, it also provides essential administrative functions.

City sales tax, transfers from other funds, and real property taxes make up of the majority of City revenue. The 2017 City budget is based upon a 4.5 mill property tax rate. The City levies a sales tax of 4.5 percent.

GOAL 2: Seek collaboration and coordination with other service providers and community partners to ensure important community services are improved upon and made available.

Objective A: SOLID WASTE – Reduce waste and lessen the impact on the environment. Establish and maintain a workplace recycling program. *See also Chapter 9.*

The Homer Transfer Facility (HTF) is located at Mile 169.3 Sterling Highway, north of town. It is owned the Borough and operates under private contract. The HTF receives municipal solid waste, construction/demolition, land-clearing waste, wastewater treatment plant sludge from the City of Homer, and recyclables.

The HTF was constructed in 2013 and replaced the Homer Baling Facility (HBF). Refuse collection is taken care of by private business and individual residents who haul their own waste to the landfill. Recycling of a variety of consumables is available in Homer; specifically, newspaper, corrugated cardboard/brown grocery bags, glass, aluminum cans, mixed paper, tin cans, number 1 and 2 plasticw, used oil, and batteries. Several local private stores offer recycling drop-off. In addition, some individual facilities such as the Islands and Ocean Visitor Center offer recycling receptacles alongside rubbish bins.

Implementation Strategies

Support policies that reduce the amount of trash transferred from Homer

Objective B: ARTS & CULTURE – Sustain and support Homer's robust arts and cultural traditions.

Homer has a tradition of fostering arts and cultural activities. These greatly contribute to quality of life and provide economic benefits to the community. *See Economic Vitality Chapter for specific recommendations.* While the City is not the primary party responsible for continuing and expanding cultural activities, it can be a helpful partner.

Community comments expressed during the process of preparing the 2008 City of Homer Comprehensive Plan showed strong support for supporting arts and cultural opportunities in Homer. See *Homer PARC Needs Assessment*.

Objective C: VISITOR SERVICES – Provide and sustain public services and facilities to serve visitors.

Out-of-town visitors are a major local economic generator. Many of the facilities and amenities described in this plan reveal reasons for Homer’s rich tourist activity. Visitor attractions such as the Islands and Ocean Visitor Center, activities, and events abound in Homer. The Homer Chamber of Commerce offers a Visitor Information Center at 201 Sterling Highway. The City supports the Chamber’s visitor activities with a 2017 contribution of \$51,000 for tourism marketing. On a broad level, the City works to maintain and improve the attractiveness of the community as a visitor destination through land use, infrastructure, and circulation policies; for example by improving the character of downtown and the Spit. These policies are described elsewhere in this plan. See *Economic Vitality Chapter* for specific recommendations relating to visitor services.

Objective D: HEALTH CARE – Support and encourage health care to provide exceptional cradle to grave services and keep pace with the changing needs of Homer’s community. See *Economic Vitality Chapter*.

Current Status

Homer offers a range of health care service options. facility, South Peninsula Hospital, which is Borough-nonprofit management board, and part of a borough has a state funded Public Health Center. This nurse-immunizations, health education programs, and infectious disease control, among other services. Seldovia Village Tribe also operates a health care facility. South Peninsula Behavioral Health Services, Inc. is Homer’s primary outpatient and emergency services provider of mental and behavioral health service and support. Homer has seen an increase in type of medical services that has expanded the opportunity for care and recovery from an increasing range of medical procedures. The Homer City Council has participated in discussions about substance abuse and has recognized the opportunity to address strategies that might assist those addicted or at risk of addiction.



Homer has a major hospital owned, operated by a service area. Homer also run facility offers

Implementation Strategies

Respond to local demands for service

Objective E: SENIOR SERVICES – Keep Homer an attractive place to live for people at all stages of life by providing and supporting public services and facilities to serve the senior population.

Current Status

Many features make Homer attractive to this growing segment of the city’s population, including a relatively concentrated downtown with some walkable areas, senior center, library, university, hospital, doctors, and other health care providers. The community has an effective, active nonprofit agency which provides services to Homer’s seniors including assisted living and long-term care.

Implementation Strategies

Support senior services

Objective F: YOUTH SERVICES – Enhance year-round opportunities for youth to be stimulated and engaged in safe, fun, healthy activities.

Current status

See City of Homer PARC needs assessment

Implementation Strategies

Support a variety of activities geared toward youth

Objective G: EDUCATION – Provide high-quality education in Homer and enhance and sustain lifelong learning opportunities.

Current Status

The City of Homer partners with the Borough to use school facilities for the Community Recreation programs in which school buildings are used to provide recreational, educational, social, and cultural activities to the entire community after school hours and in the summer. School enrollment for Homer and the entire borough has been declining in recent years, with attendant loss of programs.

Kachemak Bay Campus provides postsecondary education, continuing education, professional development, and vocational training to Homer residents. There is a community consensus that KBC expansion would lead to widespread economic and cultural benefits for the area. Development of student housing will allow KBC to attract students to Homer, thereby promoting Homer as a “college town.” The Economic Vitality Chapter identifies specific actions to support Homer’s post-secondary educational system.

Homer offers additional educational opportunities to both residents and visitors through various business and nonprofit agencies and has become a popular destination for seminars and learning programs. For instance, many marine related educational programs are offered through the Alaska Islands and Ocean Visitor Center, which is the headquarters for the Alaska Maritime National Wildlife Refuge. The Center for Alaskan Coastal Studies also offers a broad menu of educational programs attracting participants from across the state.

Implementation Strategies

578 *Support educational opportunities in Homer*

- 579 1. Continue to partner and work to support efforts of the Kenai Peninsula School District.
- 580 2. Monitor state education funding if school enrollment continues to decline.
- 581 3. Continue active support of the expansion of the KBC.
- 582

583 **GOAL 3:** Encourage the broader community to provide community services and facilities by
584 supporting other organizations and entities to develop community services.

585 In many communities there is a disconnect between the services and facilities area residents would
586 like the City to provide and the capacity for providing those programs with current City resources.
587 Homer has the benefit of **at least 50** nonprofit entities operating within its borders. Supporting their
588 successes and partnering when possible will further improve City operations.

589 Implementation Strategies

590 *Encourage and support shared goals with communities groups*

- 591 1. Continue to work with residents and businesses to better understand community priorities,
592 and to the extent possible, find resources to meet these needs.
- 593 2. Continue to work with citizen groups and nonprofit organizations which play a large role in
594 providing desired services in Homer.

595 **Objective A:** Increase the City's capacity to provide and expand community services.
596 Improve the synergy between the City and other community partners.

597 Implementation Strategies

598 Residents and businesses will continue to have high expectations for the public services and facilities
599 available in the community. To meet the needs and desires of Homer residents, a strong partnership
600 between the City and community partners will help to bring services and projects to the community
601 beyond what the City can achieve on its own. The following actions will strengthen this partnership
602 and expand the capacity to provide services:

- 603 1. Increase the net revenues coming into the city, through managing costs and expanding the
604 community's tax base.
- 605 2. Improve the ability of the City to provide technical assistance for community organizations
606 seeking to expand their services. The primary steps the City can take to help these
607 organizations is to provide information regarding possible sources of funding for community
608 service projects and to express support for specific fund raising efforts by writing letters when
609 requested and through this comprehensive plan.
- 610 3. Continue to create incentives for other organizations to take a lead in community services by
611 providing small matching grants, limited technical assistance, and the option to use city land
612 or facilities at reduced rates.
- 613 4. Support the efficient use of existing community facilities. Partner with organizations to keep
614 city facilities operating beyond normal hours.

- 615 5. Create an environment in which Homer's robust nonprofit community can thrive and respond
616 to needs not met by the City.

617

618

Public Services and Facilities Implementation Table

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
Fire & Emergency Services				
1-A-1 Construct new building and training facility.		x		City
1-A-2 Maintain personnel funding	x			City
1-A-3 Hire Fire Marshal/Code Examiner.	x			City
1-A-4 Increase marine fire/emergency response capabilities.		x		City, Port & Harbor merchants & patrons
1-A-5 Increase volunteer core to 50 people.		x		City, community volunteers
1-A-6 Establish an adequate on-going annual budget for replacing or refurbishing essential equipment.		x		City
1-A-7 Evaluate capacity to respond to emergencies associated with possible expansion of harbor or neighboring waters.		x		City
1-A-8 Increase training opportunities.	x			Fire Department
1-A-9 Update Emergency Operations & Hazard Plans.		x		City

<i>Police Department</i>				
1-B-1 Retain and recruit to maintain full staffing levels	x			City
1-B-2 Address retention and recruitment issues, and retain a competitive compensation package.	x			City
1-B-3 Implement a reasonable vehicle replacement plan.	x			City
1-B-4 Hire dedicated Homer Spit Officer for summer months.	x			City
1-B-5 Pursue grants and city funding to upgrade and replace radio system	x			City
1-B-6 Construct new building.	x			City
1-B-7 Ensure adequate on-going funding			x	City
1-B-8 Maintain aggressive training program in all divisions			x	Police Department
1-B-9 Communicate department needs with community leaders			x	Police Department/Admin.

<i>Water and Sewer</i>				
1-C-1 Institute a community water conservation program and provide incentives.	x			City
1-C-2 Support the installation of low flow plumbing fixtures as well as the encouragement of landscaping	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
using natural vegetation that does not require extensive irrigation.				
1-C-3 Determine and plan for some limited near-term sewer system improvements that include sewer system main repair and rehabilitation for reduction of infiltration.	x			Public Works
1-C-4 Enact an inflow reduction program.	x			Public Works
1-C-5 Identify an additional water source for use in the next 10 to 20 years. An important consideration is that the location of any new source could have implications for land use development in Homer.			x	City
1-C-6 Enact a better cost-share plan for the extension of water and sewer services.		x		City
1-C-7 Construct water and sewer lines to developed properties as demand warrants.			x	City

<i>Port and Harbor. Also see Homer Spit Comprehensive Plan</i>				
1-D-1 Develop large vessel harbor		x		City
1-D-2 Develop barge mooring & large vessel haul out facility	x			City

<i>Parks and Recreation</i>				
1-E-1 Research the year-round and seasonal staff needs to maintain and operate city park facilities and programs. Increase staffing and volunteer involvement as needed to provide basic City services.	x			City
1-E-2 Expand and promote the “adopt-a-park” program in which local businesses, service organizations, or youth groups care for a particular park.	x			City
1-E-3 Establish a park endowment fund through the City or in partnership with the Homer Foundation.	x			City
1-E-4 Conduct a cost benefit analysis on creating a unified Parks and Recreation Department that combines the Community Recreation and Parks Maintenance Division.	x			City
1-E-5 Maintain a balance between natural and manicured park development.	x			City
1-E-6 Create structure for public/private partnership grants for operations.	x			City
1-E-7 Partner with other organizations to continue providing programs and facilities.	x			City
1-E-8 Continue to work with the school district and borough to maintain and expand the partnership for	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
community use of their infrastructure for recreational purposes.				
1-E-9 Every 5-10 years, assess whether available park and recreation facilities and programs are meeting demands, from inside and outside city limits.		x		PARC Commission
1-E-10 Pursue financial strategies that leverage City tax dollars to build public recreation facilities.			x	City
1-E-11 Use the Capital Improvement Plan, city budget, bond measures and partnerships with other organizations (such as Little League) to lobby, fundraise and build public recreation facilities			x	City
1-E-12 Establish Community Recreation Center; define what is needed as part of this facility, what gap it will fill, what purpose it will serve, and how operations and maintenance will be funded.		x		City
1-E-13 Support the policies and recommendations of the Beach Policy document.	x			City
1-E-14 As the need arises, update the beach policy and implement the recommendations.		x		City
1-E-15 Discourage right-of-way and public access easement vacations to the beach.	x			City
1-E-16 When opportunities arise, enhance or improve public access to the beach at public access points.		x		City

<i>Storm Water</i>				
1-F-1 Review storm water design criteria	x			City
1-F-2 Develop storm water master plan	x			City
1-F-2 Adopt area wide storm water management standards.	x			City
1-F-3 Encourage the utilization of green infrastructure mapping as a means to identify and retain natural drainage channels and important wetlands, which serve drainage functions.	x			City
1-F-4 Enhance stream channels with the creation of ponds, wetlands, and different habitats that allow for trail systems, water bird habitat, overflow surface water and storm water collection.	x			City
1-F-5 Encourage on-site storm water infiltration management.			x	City
<u>1-F-6 Maintain existing systems</u>	x			Public Works
<u>1-F-7 Create public announcements concerning storm</u>	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	

<u>water control.</u>				
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<i>Library</i>				
1-G-1 Create technology fund.	x			City Council, Administration
1-G-2 Maintain training schedule.	x			Library administration
1-G-3 Continue to report usage and demand for services to the City Council.	x			Library administration/LAB
1-G-4 Track demand for space and share information with others providing community meeting spaces.	x			Library administration/LAB
1-G-5 Identify and explore funding opportunities for operations.		x		LAB/Friends of the Library
1-G-6 Evaluate appropriate levels of service in relation to probable budget scenarios.		x		Library administration/ City Council
1-G-7 Keep abreast of and comment on neighborhood developments.			x	Library administration/LAB

<i>Solid Waste</i>				
2-A-1 Demonstrate City leadership by encouraging recycling within municipal departments.	x			City
2-A-2 Develop or partner with other organizations to create a public education program to encourage recycling within the community.	x			City
2-A-3 Work with the Borough to develop future strategies for waste disposal.	x			City
<u>2-A-4 Partner with others to reduce city waste stream.</u>	x			City

<i>Health Care</i>				
2-D-1 Support activities that increase the ability to respond to intensive behavioral health needs of the community, including residential needs for behavioral health consumers of all ages, by looking at the possibility of developing a residential behavioral health facility, particularly for children and youth, located in Homer.	x			City
2-D-2 Support the continuation of KBC's course and degree programs in the allied health occupations, to	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	
provide a trained labor force for health care facilities				
2-D-3 Support local and regional strategies that address the substance abuse and prevention.	x			City
2-D-4 Continue to support the South Peninsula Hospital via the Kenai Peninsula Borough and the South Peninsula Kenai Hospital Service Area.	x			City
2-D-5 Support increased local educational opportunities in health care fields, including KBC, that create opportunities for residents to fill these medical industry jobs.		x		City
<i>Senior Services</i>				
2-E-1 Retain attractiveness as a community that appeals to all ages, from youth through retirement.	x			City
2-E-2 Require that all public facilities be accessible by senior citizens and individuals with disabilities in accordance with ADA requirements.	x			City
2-E-3 Provide amenities and access for seniors in public facilities developed by the City.	x			City
2-E-4 Encourage and/or create incentives that encourage private businesses to make every effort to provide ADA compliant facilities and/or improve accessibility for the senior population.	x			City
2-E-4 The city, through its land use decisions, will continue to improve the walkability of the downtown core to make the community more habitable and friendly for seniors and for those with disabilities.		x		HAPC
<i>Youth Services</i>				
2-F-1 Promote a healthy lifestyle by increasing activities available for youth.	x			City
2-F-2 Support the efforts of Homer organizations that offer a variety of programs for youth.	x			City
2-F-3 Encourage efforts to remove barriers to youth participation.	x			City
<i>Education</i>				
2-G-1 Continue to partner and work to support efforts of the Kenai Peninsula School District.	x			City
2-G-2 Monitor state education funding if school enrollment continues to decline.	x			City
2-G-3 Continue active support of the KBC.	x			City

Project	Timeframe			Primary Responsibility
	Near Term	Mid Term	Longer Term	

<i>Community Capacity</i>				
3-A-1 Continue to work with residents and businesses to better understand community priorities, and to the extent possible, find resources to meet these needs.	x			City
3-A-2 Continue to work with citizen groups and nonprofit organizations that play a large role in providing desired services in Homer.	x			City, Community
3-A-3 Increase the net revenues coming into the city, through managing costs and expanding the community's tax base.	x			City, Community
3-A-4 Improve the ability of the City to provide technical assistance for community organizations seeking to expand their services. Provide information regarding possible sources of funding for community service projects. Express support for specific fund raising efforts by writing letters when requested and through this comprehensive plan.		x		City
3-A-5 Continue to create incentives for other organizations to take a lead in community services by providing small matching grants, limited technical assistance, and the option to use City land or facilities at reduced rates.		x		City
3-A-6 Support the efficient use of existing community facilities. Partner with organizations to keep city facilities operating beyond normal hours.	x			City
3-A-7 Create an environment in which Homer's robust nonprofit community can thrive and respond to needs not met by the City.			x	City



City of Homer

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Memorandum

TO: Mayor Zak and Homer City Council
FROM: Katie Koester, City Manager
DATE: October 4, 2017
SUBJECT: October 9 City Manager's Report

Police Station Timeline

I wanted to provide a brief update to the Council on the timeline for presenting the 10% preliminary conceptual design authorized in Resolution 17-074(S)(A). The architect, Chief Robl, and Public Works Director Meyer spent a full day developing a schematic floor plan and civil site plan for the Waddell site. They will meet again on October 11th to review a draft conceptual plan. Final product (floor plan, civil site plan and \$6 million cost estimate) will be available at the next City Council meeting. At that time, Council can discuss next steps, including scheduling a facilitated work session.

Walk Through at Fire Hall

Renovations to the Fire Hall are complete. After cost estimates for a planned second story addition came in over budget, the project was downsized to include renovations only. Improvements included converting from electricity to natural gas, installing an air handling system for vehicle exhaust, replacing concrete slab in Bay 2 and 3, paving and drainage of the back parking lot, covered storage for vehicles, repainting and staining the façade, reinforcing the emergency exit, painting the interior, remodeled bathrooms, new flooring, kitchen cabinets and appliances. The Fire Hall has a fresh new look that will extend the life of the facility and be a space the volunteers can take pride in. The Fire Chief would love to show members around. If Tuesday October 17 at 4pm works for members, I will have the City Clerk advertise it.

City Manager Out to ICMA Next Week

Just a reminder I will be out of the office October 19-27 attending the International City Manager Association conference in San Antonio Texas. I will be available by phone and email for packet preparation and questions on the budget, so please feel free to keep them coming. The international conference is a great opportunity to broaden my horizons and learn best practices from other municipalities. It is literally thousands of City Manager's in one conference together – that is a scary thought! I hope to come back energized with great ideas to keep Homer moving forward.

State Assessor Audit

The Office of the State Assessor released a performance audit of the Kenai Peninsula Borough's Assessor's office on September 26. The audit includes a number of recommendations to improve the model the Borough uses for assessing values. It also recommends holding off on implementing Borough-wide the new land modeling rolled out in Homer for 2017. The attached memo by KPB Mayor Chief of Staff Persily summarizes the audit and the KPB Assessor's response. Contact the City Clerk for a copy of the original

document if you would like a more in-depth review of the findings and the Borough's response (38 and 17 pages each, respectively).

Public Comment on HCA Feasibility Study

At the last meeting, Council directed me to prepare a public comment on the results of a study the State funded to explore the feasibility of a State Wide Health Care Authority. At this time, there are many unanswered questions regarding the cost and nature of health care plans under a consolidated system. Luckily, legislation that creates an authority will require legislation with significant public process and additional opportunities for the City to weigh in. The attached letter that acknowledges the pressing need to reduce health care expenditures while emphasizing the importance of local control.

Enc:

Letter of support for Stream Hill trail grant application (and map)

Memo to Mayor Navarre regarding state assessor audit

Flyer for Faith Forum in Homer

Employee Anniversaries

Public comment on HCA feasibility study and white paper on study



City of Homer

www.cityofhomer-ak.gov

491 East Pioneer Avenue
Homer, Alaska 99603

(p) 907-235-8121

(f) 907-235-3140

October 10, 2017

Division of Parks and Outdoor Recreation
c/o Tom Dearlove
PO Box 881
Kenai, Alaska 99611

Re: Stream Hill Park Trails Grant

Mr. Dearlove,

I am writing to express the City of Homer's support for the Stream Hill Park Homeowner's Association (SHPHOA) application for a Recreational Trails Grant through the State of Alaska.

Since 2006, the SHPHOA continues to maintain and manage the 1.5 mile trail that is actively used by the community. The trail provides unique amenities such as parking for the public, gardens, benches and foot bridges, as it weaves and climbs through the forest. This grant will provide a fresh gravel top, replace culverts and a foot bridge, and clear deadfall which in turn provides mulch for the garden areas.

The City of Homer is encouraged to see the private sector taking responsibility to manage a trail that is cherished by public and we are glad support this important project.

Sincerely,

Katie Koester
City Manager
907-435-3102

Att: Stream Hill Park trail map



Green lines- existing trail approximately 1.5 miles to be graveled 6-foot wide X 4-inches deep

Red lines- existing culverts will be replaced by galvanized steel in various sizes

Blue lines- existing garden area that needs to have hemlock bark mulch laid down over existing weed barrier fabric

Brown line- placement area of a new foot bridge similar in style to the existing bridge at the beginning of the trailhead



KENAI PENINSULA BOROUGH

144 North Binkley Street • Soldotna, Alaska 99669-7520

Toll-free within the borough: 1-800-478-4441

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MIKE NAVARRE
BOROUGH MAYOR

MEMORANDUM

TO: Kelly Cooper, Assembly President
Kenai Peninsula Borough Assembly Members

THRU: Mike Navarre, Mayor *MN*

FROM: Larry Persily, Chief of Staff *LP*

DATE: Sept. 27, 2017

SUBJECT: State audit of borough assessor's office

The Office of State Assessor (OSA) on Sept. 26 released its performance audit of the Kenai Peninsula Borough assessor's office. The audit recommends several actions the borough could take to improve its assessments (consistency and quality), which is the purpose (and benefit) of any such outside review. Borough Assessor Tom Anderson agrees with most of the audit's recommendations, and will work with the mayor's office to present a plan for changes in department practices that would best serve the public — within the constraints of what is feasible and affordable — and will share that work plan with the assembly.

In particular, the state audit offers several recommendations to improve the borough's efforts to establish and maintain a comprehensive land-value model for considering each parcel's variables and determining its assessed value. Acknowledging the critical importance of a workable and uniform land model, Tom, in his detailed response to the state audit (the audit and Tom's responses accompany this memo), reports that he and his staff "will continue to focus resources on improving the land descriptions and the land models."

Tom acknowledges in his memo: "Development and implementation of new land models resulted in some very big changes in land value in the Homer area in 2017, both upward and downward. We understand that property owners don't expect dramatic changes in their assessed values from one year to the next, and this caused consternation within the community. It also resulted in a much higher number of appeals than we had seen in recent years. Our goal is to implement accurate and uniform land models borough-wide that can be maintained and updated annually, which will eliminate volatility from year to year."

The state conducted its last such audit of the Kenai Borough in 2008. Although the 2017 audit started out as a routine review of the borough's practices, the state assessor's office expanded the depth and time of its review after receiving multiple inquiries from Kenai Peninsula property owners dissatisfied with their 2017 assessments, particularly from property owners in Homer affected by the borough's use of a new land-value model. The state review of borough practices is not unique to the Kenai Peninsula — the state assessor conducts performance audits of all local assessing offices in Alaska. The state office explains: "A performance audit is an analysis of an organization to determine whether or not the quantity and quality of work performed meets standards. ... A primary objective of the Office of the State Assessor is to maintain equity among jurisdictions and taxpayer confidence in a fair and equitable property tax system."

The audit recommends several areas where the borough could improve its efforts toward fair and equitable assessments of all property in the borough, in accordance with Alaska Statute 29.45.110 which requires: "The assessor shall assess property at its full and true value as of January 1 of the assessment year. ... The full and true value is the estimated price that the property will bring in the open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels."

Though "full and true value" is a short, understandable requirement, it is difficult in Alaska, which is among about a dozen states nationwide that do not require disclosure of the sales price to assessing authorities. Lacking accurate, timely information on sales, the borough assessor has to work with an assortment of other data, including the minimal number of sales transactions that are voluntarily reported to the borough each year. This limited data makes it particularly difficult to assess land values.

The state audit raises particular concerns with the borough's land-value modeling. Its summary statement explains: "It appears that land valuation models do not sufficiently explain market behavior. It is suggested that more market segments are needed to explain land value. It is also suggested that more variables are needed to explain value in each market segment. Lacking specific documented sale prices, more attention should be placed on the listed price as a substitute for sales in each market segment. ... Greater effort is indicated in quality control of the land value attributes. The need for training and experience within the assessment staff is evident."

Tom agrees with the importance of reliable land values: "We will continue to focus resources on improving the land descriptions and the land models." He further explains that "adding additional variables, especially view factors, to our land models is warranted and necessary in order to improve the accuracy and uniformity of the modeled land values. This is a big project that requires a lot of training, data collection, analysis and testing. In retrospect, given the fact that the Homer area contains so many individual parcels over such a large geographical area, perhaps it would have caused less of an adverse reaction in the community and a less burdensome workload for the Assessing Department ... if we had done the land revalue over two years instead of one."

The audit suggests the assessing department rethink its timeline to address land valuation and land modeling on a borough-wide basis, possibly scaling back or postponing the area-wide reappraisal cycle so as to devote more time to updating the land-valuation database borough-wide. Tom sees potential in that recommendation and will look further to determine if it is feasible and practical.

The assessing department further agrees with the audit that land-value ratings should be defined as objectively as possible, explaining that all field staff have been trained to collect them as consistently as possible. And where the audit recommends staff training to ensure consistency — “all members of the team must be trained to classify the same property in the same manner and with the same rating, to the highest degree of conformity possible” — Tom agrees, and commits to reviewing procedures “to identify where staff training and practice in land classification might be further improved.” He further concurs with the audit: “We will review our procedures to identify where the consistency of land amenity classifications might be further improved.”

The audit presents several examples of inconsistent land data descriptions in the Homer area, to which Tom concurs: “We agree that there are some errors and inconsistencies in our land data descriptions, especially resulting from the collection of new land influences in the Homer canvass area, and we agree that wherever these are found they present a root cause of non-uniform valuation of land.” He further pledges to “review our quality control procedures to identify areas where they can be improved.” Tom’s response also includes looking for greater efficiencies and improvements in collecting land attributes to input into the model.

Continuing its review of the borough’s land-valuation process, the audit notes: “The most acute area of concern is in land description and land valuation. Land values are not at a consistent level and have a high amount of dispersion due to what appear to be insufficiently developed land models. The methodology under development is acceptable, however, additional resources, detail and development are required to bring it to a successful conclusion. It appears that staff needs training on the specification and calibration of valuation models in order to use the existing system effectively and improve the quality of the appraisals.”

Tom concurs: “Land description and valuation is our most acute area of concern, and that land models are insufficiently developed. We will continue to focus resources on improving our land data descriptions, model specification and calibration, and additional staff training.”

The audit expresses some concern that the assessing department’s mission statement, goals and performance measures are not established in borough code. Tom will discuss those issues with the borough legal department.

The audit clearly stresses the importance of staff training: “The budgeted amount of training does not appear to be sufficient to support a one-week class of instruction for all appraisal personnel and there was no established plan for the continuing education of staff found in the departmental records.” Tom notes that it is difficult to budget for training “because we do not know which appraisal courses might be offered in Alaska in any given year,” adding, “we occasionally send staff to classes outside Alaska as needed, budget and authorization permitting.”

Tom agrees with the value of training: “Ideally, we would like to see professional designation or certification made mandatory in Alaska Statutes for all assessing appraisal staff, made possible through a regular schedule of the required appraisal classes and a reliable source of funding to pay for appraisal staff to attend those classes. We believe this would improve the function of assessing departments across the state and would result in increased public confidence in their work.”

The Alaska Governor's Office, MAPP, and
SKP Resilience Coalition

present



Safe Children and Healthy Families

With a special appearance by First Lady Donna Walker

Thursday, October 12th, 2017 from 6:30pm to 9:00pm
at the Homer High School Commons.

Please invite those working with children and youth
(Youth Directors, Sunday School Teachers, Children's Programming Directors)

*Potluck Dessert. Please bring one of your favorites to share.





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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(f) 907-235-3148

Memorandum

TO: MAYOR ZAK AND CITY COUNCIL
FROM: Katie Koester
DATE: October 9, 2017
SUBJECT: October 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.

Richard Klopp,	Public Works	15	Years
Claudia Haines,	Library	7	Years
Brad Somers,	Port	6	Years
Paul Raymond,	Public Works	4	Years
Kim Gilbert,	Finance	2	Years



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(f) 907-235-3148

October 9, 2017

Attention: Department of Administration, Commissioners Office
550 W. 7th Avenue
Suite 1970
Anchorage, Alaska 99501

Re: SB 74

To Whom It May Concern,

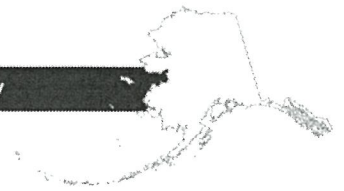
The City of Homer appreciates the State's willingness to tackle the ever rising cost of healthcare. The recommendation that the State establish a Health Care Authority with three separate pools: one for retirees, one for school district employees, and one for governmental employees may very well be a step in the right direction. The City of Homer supports the open dialogue and the State's vision, but has specific concerns regarding the possibility of mandatory participation.

The implementation of an HCA could help the State, and individual municipalities such as Homer save money on health care costs. This is an exciting opportunity and we are thankful that the State is looking for solutions. However at this point, there are simply too many unknowns to require mandatory participation. There is another scenario addressed in which the State develops legislation establishing an HCA but does not require mandatory participation. This would be preferred.

The City of Homer remains optimistic regarding the possibility of an alternative to rising health care costs - but we urge the State to allow us the choice to participate, rather than making participation mandatory through legislation.

Respectfully,

Katie Koester
City Manager, City of Homer



OBSERVATIONS AND RECOMMENDATIONS

OBSERVATIONS

Alaska's geography and relatively low population density create challenges for the delivery of professional services – and unique challenges for health care services. As noted in the Phase I report, in the absence of significant competition among health care providers, the state can expect to achieve only modest savings through pooled purchasing alone. This document examines opportunities for additional savings if the state coordinated plan management activities in the delivery of health care benefits for the various entities identified in S.B. 74 (i.e. School Districts, Political Subdivisions, University of Alaska, and the health plans funded directly by the State of Alaska). We examined a range of different approaches (models) for coordinating health plan management, including models similar to those that have been implemented in other states. For each of the models, we quantified the expected savings relative to the status quo, with a focus on the long-term savings when all entities would be able to participate (i.e. after the expiration of existing collective bargaining agreements (CBAs)).

RECOMMENDATIONS

1. We recommend that the State of Alaska establish a Health Care Authority with three separate pools: one pool for retirees and two pools for employees, with separate pools for school district employees and all other governmental employees.
2. We recommend that all entities be required to participate in the HCA when first feasible and no later than upon the expiration of the current CBA.
3. We recommend that the HCA develop multiple plan options for medical, prescription drugs, dental, and vision benefits to provide a wide range in health plan choices to meet the recruitment and retention needs of the various employers and the health plan needs of their employees. Tables 18 and 19 describe illustrations of plan options that could be offered for medical and prescription drug coverage and Tables 23 and 24 provide illustrations of dental and vision plans.
4. We recommend the HCA establish standard premium rates for the plans that reflect the expected costs of each plan option taking into account the covered population and expected health care utilization. Rates for individual employers should be determined initially taking into account the current premium rates, size of the employer, and the standard premium rates.
5. We recommend the HCA establish a tiered premium rate structure, with separate rates that vary with the size and composition of the household.
6. We recommend a Health Care Committee or Board be established to provide insight and oversight to the HCA.



KENAI PENINSULA BOROUGH

PLANNING DEPARTMENT

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MIKE NAVARRE
BOROUGH MAYOR

August 30, 2017

NOTICE OF DECISION KENAI PENINSULA BOROUGH PLAT COMMITTEE

MEETING OF AUGUST 28, 2017

RE: Hodnik Subdivision Revised Preliminary Plat

The Plat Committee reviewed and granted conditional approval of the subject revised preliminary plat during their regularly scheduled meeting of August 28, 2017 based on the findings that the preliminary plat meets the requirements of the Kenai Peninsula Borough Code 20.25; 20.30; 20.40 and 20.60.

AMENDMENT MOTION

An amendment motion passed by unanimous consent to grant exception to KPB 20.30.190, 3:1 depth to width ratio for Lot 2 based on the following findings of fact.

Standard 1. That special circumstances or conditions affecting the property have been shown by application.

Findings

1. The subdivision is within the City of Homer.
2. Development within the subdivision must comply with the requirements of the zoning district.
3. The subdivision is with the Rural Residential district south of Kachemak Drive; General Commercial 2 district north of Kachemak Drive.
4. The proposed subdivision is now served by city water and sewer.
5. Three lots are being created south of Kachemak Drive, a design approved by Homer planning staff.
6. Slopes greater than 20 percent have been shown and labeled.
7. The 2015 mean high water line has been shown and labeled.
8. The area subject to flooding due to tidal action is described on the plat.
9. Lot 2 contains 1.216 acres.
10. Per the August 2, 2017 memorandum from City planning staff, the issues raised by the City and the HAPC during the original preliminary plat process have largely been resolved.
11. Per KPB 20.60.080, staff will require written confirmation that an installation agreement is in place, or an agreement is not required.
12. Terrain separates Lot 2 into distinct upper and lower portions.
13. The upland developable area of Lot 2 appears to be in compliance with KPB 20.30.190.

Standard 2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title.

Findings

1. The subdivision is within the City of Homer.
2. Development within the subdivision must comply with the requirements of the zoning district.
3. The subdivision is with the Rural Residential district south of Kachemak Drive; General

- Commercial 2 district north of Kachemak Drive.
4. The proposed subdivision is now served by city water and sewer.
 5. Three lots are being created south of Kachemak Drive, a design approved by Homer planning staff.
 6. Slopes greater than 20 percent have been shown and labeled.
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 11. Per KPB 20.60.080, staff will require written confirmation that an installation agreement is in place, or an agreement is not required.
 12. Terrain separates Lot 2 into distinct upper and lower portions.
 13. The upland developable area of Lot 2 appears to be in compliance with KPB 20.30.190.

Standard 3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Findings

1. The subdivision is within the City of Homer.
2. Development within the subdivision must comply with the requirements of the zoning district.
3. The subdivision is within the Rural Residential district south of Kachemak Drive; General Commercial 2 district north of Kachemak Drive.
4. The proposed subdivision is now served by city water and sewer.
5. Three lots are being created south of Kachemak Drive, a design approved by Homer planning staff.
9. Lot 2 contains 1.216 acres.
10. Per the August 2, 2017 memorandum from City planning staff, the issues raised by the City and the HAPC during the original preliminary plat process have largely been resolved.
11. Per KPB 20.60.080, staff will require written confirmation that an installation agreement is in place, or an agreement is not required.
12. Terrain separates Lot 2 into distinct upper and lower portions.
13. The upland developable area of Lot 2 appears to be in compliance with KPB 20.30.190.

This notice and unapproved minutes of the subject portion of the meeting were sent August 30, 2017 to:

City of: City of Homer
491 East Pioneer Ave
Homer, AK 99603

Advisory Planning Commission/Community Council: Homer Advisory Planning Commission
491 East Pioneer Ave
Homer, AK 99603

Survey Firm: Mullikin Surveys
PO Box 790
Homer, AK 99603

Subdivider/Petitioner: Vicky Hodnik
PO Box 1836
Homer, AK 99603-1836

KPB File Number: 2015-052R2

AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

5. Hodnik Subdivision Second Revised Preliminary
KPB File 2015-052R2 [Mullikin / Hodnik]

Staff Report given by Patti Hartley

Plat Committee Meeting: 8/28/17

Location: off Kachemak Drive, City of Homer
Proposed Use: Residential
Water/Sewer: City
Zoning: Rural Residential south of Kachemak Drive; General Commercial 2 north of Kachemak Drive
Assessing Use: Residential, Vacant
Parent Parcel Number(s): 179-360-02, 179-360-05, 179-360-24

Supporting Information:

May 26, 2015

The preliminary plat subdivided 3 parcels into 6 lots ranging in size from 1.3 to 20 acres. This plat provided a 60-foot dedication for Kachemak Drive. After discussing items of concern, such as the width of the proposed dedication, the installation agreement, and the 3:1 depth to width ratio, the Committee postponed action on the plat until brought back by staff.

June 22, 2015

The revised preliminary plat subdivided 3 parcels into 5 parcels ranging in size from 1.8 to 20 acres. Fifteen and 20-foot wide utility easements were proposed to be granted, and the 60-foot wide right-of-way dedication for Kachemak Drive was adjusted so no encroachments would be created. The Committee granted conditional approval.

April 21, 2017

A time extension was requested. Homer Advisory Planning Commission concurred with the request. Per KPB 20.25.110, the Planning Director approved a two-year time extension request, which extended preliminary plat approval to June 22, 2019.

June 20, 2017

Platting staff issued a final review letter.

July 2017

A series of emails was exchanged among staff, the survey firm, City of Homer, and the State Department of Transportation (DOT) when the survey firm learned neither the City nor DOT would sign the acceptance certificate for the dedication for Kachemak Drive unless the dedication was expanded from 60 to 100 feet.

The survey firm advised staff that the owner was agreeable to the 100-foot dedication; however, since this was a significant change from the revised plat reviewed by the Committee, staff determined a new review was required.

August 28, 2017

The second revised preliminary plat creates 4 lots from 3 parcels ranging in size from approximately 1 to 21 acres. The subdivision is now served by city water and sewer. The right-of-way dedication for Kachemak Drive is 100 feet per City of Homer and State Department of Transportation requirement.

Memorandum from City of Homer

1. Homer City Code 22.10.051 requires a 15 foot utility easement dedication along rights of way. In the original plat with the 30 foot right of way dedication, the City had asked for a 20 foot wide UE. Now

that the Kachemak Drive ROW dedication is 50 feet on each side, the City only needs a standard 15-foot utility easement on the north side of the road.

2. The new submittal does not show a 15-foot utility easement along the south side of the road as required by HCC 22.10.051. Because plat dedicates a 100-foot wide right of way, and all city utilities are installed and are covered by other easement documents, the City will not object if this easement is not granted.
3. If the Borough requires a utility easement on the south side of the road dedication (such as if other utility providers request it) the City is willing to accept the easement and the encroachment of the shop building on Lot 5. The City does not think it is a substantial enough structure to inhibit the use of the utility easement, nor do we think the structure has a long-term useful life. Therefore, the City is willing to accept the utility easement with the encroachment so this plat can be recorded.

The issues raised by the City and the HAPC during the original preliminary plat process have largely been resolved.

Notice of the second revised preliminary plat was mailed to the beneficial interest holders on August 9, 2017. The beneficial interest holders will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Staff recommends that notes be placed on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

Exception Requested: KPB 20.30.190 – 3:1 depth to width ratio for Lot 2

Staff Discussion:

Preliminary Plat

Two lots in the preliminary plat required an exception to the 3:1 depth to width ratio. The Committee postponed action on this plat so the exception was not addressed.

The Homer Advisory Planning Commission objected to granting approval of the 3:1 depth to width ratio for the preliminary plat unless city water or sewer was extended to the proposed subdivision

Homer planning staff opposed granting the exception due to the number of lots (four) south of Kachemak Drive in the preliminary plat. Homer staff supported creating three lots south of Kachemak Drive.

Revised Preliminary Plat

All lots in the revised preliminary plat complied with KPB 20.30.190.

Second Revised Preliminary Plat

Lot 2 in the subject revised preliminary plat exceeds the 3:1 depth to width ratio.

The proposed plat is now served by city water and sewer.

The subject revised preliminary plat creates three lots south of Kachemak Drive per Homer City staff recommendation.

Findings

1. The subdivision is within the City of Homer.
2. Development within the subdivision must comply with the requirements of the zoning district.
3. The subdivision is with the Rural Residential district south of Kachemak Drive; General Commercial 2 district north of Kachemak Drive.

4. The proposed subdivision is now served by city water and sewer.
5. Three lots are being created south of Kachemak Drive, a design approved by Homer planning staff.
6. Slopes greater than 20 percent have been shown and labeled.
7. The 2015 mean high water line has been shown and labeled.
8. The area subject to flooding due to tidal action is described on the plat.
9. Lot 2 contains 1.216 acres.
10. Per the August 2, 2017 memorandum from City planning staff, the issues raised by the City and the HAPC during the original preliminary plat process have largely been resolved.
11. Per KPB 20.60.080, staff will require written confirmation that an installation agreement is in place, or an agreement is not required.
12. Terrain separates Lot 2 into distinct upper and lower portions.
13. The upland developable area of Lot 2 appears to be in compliance with KPB 20.30.190.

Staff reviewed the exception request and recommends granting approval. Staff recommends the Committee select the findings they determine are applicable, make additional findings if needed, tie the findings to the following standards, and vote on the exception in a separate motion.

Unless prohibited under this title, the commission (committee) may authorize exceptions to any of the requirements set forth in this title. Application for an exception shall present the commission (committee) with substantial evidence, justifying the requested waiver or exception stating fully the grounds for the application and the facts relied upon. All exceptions must be requested and granted at the time of preliminary plat approval. Exceptions may not be requested with a final plat submittal.

The commission (committee) shall make findings of fact meeting the following standards before granting any exception:

1. That special circumstances or conditions affecting the property have been shown by application;
Findings 1-13 appear to support this standard.
2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title;
Findings 1-13 appear to support this standard.
3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.
Findings 1-5 and 9-13 appear to support this standard.

KPB 20.25.070 - Form and contents required.

Platting staff comments: Additional information is provided for the following portions of 20.25.070 or additional information, revision or corrections are required

- 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;
*Platting Staff Comments: **Staff recommends** the widths for Kachemak Drive adjoining the proposed plat be labeled.*
- F. The names and widths of public streets and alleys and easements, existing and proposed, within the subdivision;
*Platting Staff Comments: **Staff recommends:***
 1. *Note the recording information for the 20-foot water and sewer easement granted to the City of Homer north of Kachemak Drive on the plat.*
 2. *Show and label the 20-foot water and sewer easement granted to the City of Homer south of Kachemak Drive including the recording information.*

- J. Block and lot numbering per KPB 20.60.140, approximate dimensions and total numbers of proposed lots;
Platting Staff Comments: KPB 20.60.140 requires lots to be numbered consecutively. The lot north of Kachemak Drive cannot be Lot 1 because of the existing Lot 1 to the east. In order to avoid having two Lot 3s south of Kachemak Drive adjoin, Lot 5 could be renumbered to Lot 1, Lot 2 could stay the same, and Lot 1 could be renumbered to Lot 3. This sequence would allow the lot north of Kachemak Drive to remain Lot 4. Thus, the lots in this subdivision would be numbered consecutively, and no duplicate lot numbers would adjoin.

An amended revised plat was submitted showing the lots being renumbered consecutively. The lots were numbered 1-4 which complies with KPB 20.60.140. Lot 5 was renumbered to Lot 3.

- N. Apparent encroachments, with a statement indicating how the encroachments will be resolved prior to final plat approval; and
Platting Staff Comments: Per the submittal, a well on Lot 5 encroaches slightly into the right-of-way. The preliminary plat and revised preliminary plat provided a 60-foot dedication for Kachemak Drive so no structures were in the right-of-way. The State Department of Transportation (DOT) and the City of Homer refused to sign the right-of-way acceptance statement unless the owner agreed to provide a 100-foot dedication for Kachemak Drive, which stopped the plat from being finalized. KPB Platting Officer suggested a small triangular divot in the dedication so the well would not be in the new dedication. The requirements of the City of Homer and DOT created this encroachment. The owner complied with the dedication requirement so the plat can be recorded.

Staff recommends a note be placed on the final plat to indicate that acceptance of the plat by the Borough does not indicate acceptance of any encroachments by the Kenai Peninsula Borough.

*Per the submittal a driveway within Lot 5 provides physical access to Lot 2. If the intent is to use the driveway for access for both Lot 2 and Lot 5, **staff suggests** an easement be granted over the driveway to avoid possible conflicts regarding rights of use, trespass, and/or road blockage in the future when the ownership changes.*

KPB Department/Agency Review Comments

- KPB Addressing Officer:
 - 2690 KACHEMAK DR - WILL NEED TO BE UPDATED BY THE CITY OF HOMER
 - 2727 KACHEMAK DR - WILL NEED TO BE UPDATED BY THE CITY OF HOMER
- KPB Code Compliance: No comment.
- KPB Planner: No Local Option Zoning or Material Site issues.
- State Parks: No comment.

KPB 20.30 Design Requirements

Platting staff comments: Additional information is provided for the following portions of 20.30 or additional information, revision or corrections are required

20.30.030. Proposed street layout-Requirements.

- C. Preliminary plats fronting state maintained roads will be submitted by the planning department to the State of Alaska Department of Transportation and Public Facilities (DOT) for its review and comments.

State Department of Transportation Comments: Kachemak Drive is SOA maintained. Dedicate 50' of right of way on each side of existing centerline.

20.30.060. Easements-Requirements.

- C. The subdivider bears the responsibility for coordination with the utility companies during the design and development phases. When a subdivider and the utility company cannot agree on easements, the final plat will be taken to the planning commission for determination of easements.

D. Unless a utility company requests additional easements, the front ten feet of the building setback shall be designated as a utility easement, graphically or by note.

Platting Staff Comments: The affected utility providers were emailed the second revised preliminary plat public hearing notice as part of the routine notification process.

*ENSTAR and HEA submitted statements of no comments. The utility easements granted by the subject plat comply with the City of Homer's utility needs. Comments from ACS and GCI were not available when the staff report was prepared. **Staff recommends** compliance with 20.30.060.*

20.30.070. Lots on major streets-Access requirements.

Lots fronting on arterial streets with less than 200 feet of right-of-way as identified in the arterial road plan adopted by the borough or lots fronting on state maintained roads with less than 200 feet of right-of-way may be required to provide interior or frontage road access after review and recommendation by the Kenai Peninsula Borough Road Service Area staff and upon a finding by the planning commission that due to size, topography, physical characteristics, or heavy traffic flow, that direct access to the arterial or state maintained road may present a traffic hazard.

KPB Roads Department Comments: Out of KPB Roads Department jurisdiction.

20.30.170. Blocks-Length requirements.

Blocks shall not be less than 330 feet or more than 1,320 feet in length. Along arterial streets and state maintained roads, block lengths shall not be less than 800 feet. Block lengths shall be measured from centerline intersections.

Platting Staff Comments: On June 22, 2015, the Committee concurred with staff that based on Lampert Lake, the airport, Mud Bay, and slopes greater than 20 percent, the proposed dedication for Kachemak Drive assists with block length to the extent possible, and an exception to 20.30.170 is not required in this case.

20.30.280. Floodplain requirements.

Platting Staff Comments: The City of Homer administers the floodplain program by HCC 21.41 Flood Prone Areas. The proposed plat is in Zone VE, in and near tidal areas. Plat Note 8 puts the public on notice about the mapped flood zone.

20.30.290. Anadromous habitat protection district.

Platting Staff Comments: Comments submitted for the June 2015 review are still applicable to the second revised preliminary plat. The subdivision is not affected by the Anadromous Habitat Protection District.

Per KPB GIS mapping, no anadromous streams flow through the subdivision.

KPB 20.60 – Final Plat

Platting staff comments: Additional information is provided for the following portions of 20.60 or additional information, revision or corrections are required

20.60.020. Filing-Form and number of copies required.

The subdivider shall file a standard number of prints as determined by the planning director. All prints shall be folded as required by KPB 20.25.030 except those to be recorded with the district recorder.

*Platting Staff Comments: **Staff recommends** one full-sized paper copy of the plat be submitted for final review prior to submittal of the mylar. Electronic submittals are not acceptable for final reviews.*

20.60.080. Improvements-Installation agreement required.

A final plat of a subdivision located within city limits shall not be recorded with the district recorder prior to compliance with any city ordinances concerning the installation of improvements. Evidence of compliance shall be provided by the subdivider in the form of a written statement from the appropriate city official that improvements required by city ordinance are or will be installed. Evidence of compliance shall be a part of the final plat submission and the time for action required by KPB 20.60.210 shall not commence until evidence of compliance is submitted.

*Platting Staff Comments: The City of Homer stated an installation agreement was not required for the preliminary plat. **Staff recommends** a written statement be provided confirming that an installation agreement is not required for the subject revised preliminary plat.*

20.60.120. Accuracy of measurements.

All linear measurements shall be shown to the nearest 1/10 foot, and angular measurements shall be at least to the nearest minute. All lot areas shall be shown to the nearest 10 square feet or to the nearest 1/1,000 of total acres. Meander lines, dry land areas and submerged land areas shall be shown in addition to total area when applicable. All boundary closures shall be to a minimum accuracy of 1:5,000. Boundary and lot closure computations must be submitted with the final plat.

*Platting Staff Comments: KPB GIS will verify closure complies with 20.60.120. **Staff recommends** boundary and lot closure computations be provided with the paper final plat.*

20.60.140. Block and lot numbering.

Blocks and lots within each block shall be numbered consecutively or all lots shall be numbered consecutively. If possible, each block should be shown entirely on one sheet. Each lot shall be shown entirely on one sheet.

*Platting Staff Comments: **Staff recommends** compliance with KPB 20.60.140.*

20.60.190. Certificates, statements, and signatures required.

*Platting Staff Comments: **Staff recommends** the date in the Plat Approval statement be corrected.*

20.60.200. Survey and monumentation.

*Platting Staff Comments: **Staff recommends** compliance with 20.60.200; show the dates of recovered monumentation if known.*

SUBJECT TO EXCEPTION(S) GRANTED, STAFF RECOMMENDS:

- **GRANT APPROVAL OF THE PRELIMINARY PLAT SUBJECT TO ANY ABOVE RECOMMENDATIONS, AND**
- **COMPLIANCE WITH KPB 20.25.070 (FORM AND CONTENTS), KPB 20.25.080 (PETITION REQUIRED), KPB 20.30 (DESIGN REQUIREMENTS); AND KPB 20.40 (WASTEWATER DISPOSAL), AND**
- **COMPLIANCE WITH KPB 20.60 TO ENSURE ADMINISTRATIVE APPROVAL OF THE FINAL PLAT.**

NOTE: A PARTY OF RECORD MAY REQUEST THAT A DECISION OF THE PLAT COMMITTEE BE REVIEWED BY THE PLANNING COMMISSION BY FILING A WRITTEN REQUEST WITHIN 10 DAYS OF NOTIFICATION OF THE DECISION IN ACCORDANCE WITH KPB 2.40.080.

PARTIES OF RECORD: UNLESS SPECIFIED OTHERWISE MEANS THOSE PERSONS WHO HAVE COMMENTED IN A WRITTEN AND SIGNED DOCUMENT OR IN PERSON ON AN AGENDA ITEM BEFORE THE PLANNING COMMISSION OR PLAT COMMITTEE WHO OWN PROPERTY WITHIN THE NOTIFICATION RADII ESTABLISHED IN THIS CHAPTER.

END OF STAFF REPORT

Chairman Ecklund opened the meeting for public comment. Seeing and hearing no one wishing to comment, Chairman Ecklund closed the public hearing and opened discussion among the Committee.

MAIN MOTION: Commissioner Lockwood moved, seconded by Commissioner Venuti to grant approval of the preliminary plat of Hodnik Subdivision Second Revised Preliminary based on staff recommendations and guidelines.

AMENDMENT MOTION: Commissioner Lockwood moved, seconded by Commissioner Venuti to grant exception to KPB 20.30.190, 3:1 depth to width ratio for Lot 2; citing the 13 findings and tying them to the standards in the following manner.

Standard 1. That special circumstances or conditions affecting the property have been shown by application.

Findings

1. The subdivision is within the City of Homer.
2. Development within the subdivision must comply with the requirements of the zoning district.
3. The subdivision is with the Rural Residential district south of Kachemak Drive; General Commercial 2 district north of Kachemak Drive.
4. The proposed subdivision is now served by city water and sewer.
5. Three lots are being created south of Kachemak Drive, a design approved by Homer planning staff.
6. Slopes greater than 20 percent have been shown and labeled.
7. The 2015 mean high water line has been shown and labeled.
8. The area subject to flooding due to tidal action is described on the plat.
9. Lot 2 contains 1.216 acres.
10. Per the August 2, 2017 memorandum from City planning staff, the issues raised by the City and the HAPC during the original preliminary plat process have largely been resolved.
11. Per KPB 20.60.080, staff will require written confirmation that an installation agreement is in place, or an agreement is not required.
12. Terrain separates Lot 2 into distinct upper and lower portions.
13. The upland developable area of Lot 2 appears to be in compliance with KPB 20.30.190.

Standard 2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this title.

Findings

1. The subdivision is within the City of Homer.
2. Development within the subdivision must comply with the requirements of the zoning district.
3. The subdivision is with the Rural Residential district south of Kachemak Drive; General Commercial 2 district north of Kachemak Drive.
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13. The upland developable area of Lot 2 appears to be in compliance with KPB 20.30.190.

Standard 3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property in the area in which said property is situated.

Findings

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2. Development within the subdivision must comply with the requirements of the zoning district.
3. The subdivision is with the Rural Residential district south of Kachemak Drive; General Commercial 2 district north of Kachemak Drive.
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12. Terrain separates Lot 2 into distinct upper and lower portions.
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AMENDMENT VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	ECKLUND YES	LOCKWOOD YES	VENUTI YES	4 YES
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Chairman Ecklund understood that they were approving the amended revised preliminary plat which doesn't have Lot 5. She asked if the shared driveway was now between Lots 2 and 3. Mr. Voeller replied yes, that was correct.

MAIN MOTION VOTE: The motion passed by unanimous consent.

CARLUCCIO YES	ECKLUND YES	LOCKWOOD YES	VENUTI YES	4 YES
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AGENDA ITEM E. SUBDIVISION PLAT PUBLIC HEARINGS

6. ~~Voznesenka 2017 School Replat
KPB File 2017-116 [Orion / Voznesenka Community Council, Inc./Kusnetsov]~~

Staff Report given by Patti Hartley

Plat Committee Meeting: 8/28/17

Location: off Voznesenka Loop, Village of Voznesenka
 Proposed Use: Residential, KPB School
 Water: Community
 Sewer: On-site
 Zoning: Unrestricted
 Assessing Use: School, Residential
 Parent Parcel Number(s): 185-211-08, 185-211-51, 185-211-90

Supporting Information:

The proposed subdivision replats three lots into two lots containing approximately 1 and 2 acres. A new soils report is not required. Lot 24A fronts constructed Voznesenka Loop; Lot 8-C1-A fronts constructed Nikola Court.

Notice of the proposed plat was mailed to the beneficial interest holder on August 15, 2017. The beneficial interest holder will be given 30 days from the date of the mailing of the notification to respond. They are given the opportunity to notify staff if their beneficial interest prohibits or restricts subdivision or requires their signature on the final plat. If no response is received within 30 days, staff will assume they have no requirements regarding the subdivision and it may be finalized.

Kachemak Bay Advisory Planning Commission is inactive at this time.

Staff recommends that notes be placed on the final plat indicating any exceptions granted by the Plat Committee with the meeting date.

Exception Requested: