



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, September 21, 2022 at 6:30 PM

Cowles Council Chambers and Via Zoom Webinar

<https://cityofhomer.zoom.us/j/97988160903?pwd=c21jOUhwaXVOZWtqbktqTFR5S3lVUT09>

Webinar ID: 979 8816 0903 Password: 976062

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

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

- A. Unapproved Meeting Minutes for September 7, 2022

PRESENTATIONS / VISITORS

- A. Homer Quality of Life - A Presentation of City of Homer Economic Development Advisory Commission Presented by Karin Marks, Chair

REPORTS

- A. Staff Report 22-58, City Planner's Report

PUBLIC HEARINGS

- A. Draft Ordinance Amending Title 21 Sections 21.12. Rural Residential District; 21.14, Urban Residential District; 21.16 Residential Office District 21.18 Central Business District; 21.20 Town Center District; 21.22 Gateway Business District; 21.24 GC1 General Commercial District 1; 21.26 GC2 General Commercial District 2; 21.27 East End Mixed Use District Regarding Conditional Uses in Each District. Planning Commission.

Staff Report 22-59, Conditional Uses and Structures

PLAT CONSIDERATION

- [A.](#) Staff Report 22-60, Bidarki Creek No. 5 Preliminary Plat

PENDING BUSINESS

- [A.](#) Memorandum from Deputy City Clerk re: Final Draft Recommendations for Ordinance 22-42

NEW BUSINESS

INFORMATIONAL MATERIALS

- [A.](#) Memorandum from City Clerk re: Implementation of New Agenda Management Software
- [B.](#) Planning Commission Calendar 2022
- [C.](#) City Manager's Report for City Council Meeting on September 12, 2022

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

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, October 5, 2022**, at 6:30 p.m. A Worksession is scheduled at 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

Session 22-13, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:36 p.m. on September 7, 2022 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

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

STAFF: CITY PLANNER ABBODD
DEPUTY CITY CLERK KRAUSE

The Planning Commission met at 5:30 p.m. for a worksession. On the agenda was discussion regarding Ordinance 22-42 Amending HCC 11.04.120 to clarify that all new streets which serve as public access have sidewalks. This item was referred to the Commission from City Council for input.

AGENDA APPROVAL

HIGHLAND/BARNWELL MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

A. Unapproved Regular Meeting Minutes for August 17, 2022

Chair Smith requested a motion and second to approve the Consent Agenda.

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

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Staff Report 22-55, City Planner's Report

City Planner Abboud provided a summary of Staff Report 22-55 for the Commission. He facilitated discussion on the following:

- Transportation Grant being applied for through the Borough to improve safety and minimize traffic related depths
 - o Different data driven transportation plan borough wide which will cost around \$1 million

- This will be funded if granted by the Federal Government
- Progress being made slowly on the Permitting Software which is needed to reduce current workload
- Met with the contractors regarding the Homer Transportation Plan and they are focusing on the human element
- Participating with Nine Star, KPEDD, SPH Foundation and Representative Vance attended regarding public transportation options for the Homer Community outside of taxi vouchers, accessible transportation, bus service that is available.
- Grading Permitting is in progress and defining requirements
- Short Term Rental regulations are being drafted and will be presented to the Planning Commission this coming winter.

Deputy City Clerk Krause confirmed that attendance at Council meeting can be done by Zoom. There were no volunteers and Chair Smith noted that he can submit a written report.

Commissioner Stark commented on the needs of the community for accessible transportation and questioned if the Commission or City has ever offered incentives for a Homer based bus business. He then mentioned the seasonal services offered. Commissioner Stark stated that the City could utilize existing services and believes that there is a number of residents, including college students, which would benefit from such a service.

City Planner Abboud responded by providing information on the CARTS service that is offered in Kenai/Soldotna area but stated that Homer does not have the same makeup and there is a voucher system employed by organizations which, it was realized later, requires the local cab companies to take deep discounts on the rates. He stated that they could look into the idea of having a service that goes up and down the peninsula and maybe the City offering vouchers at the front desk.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 22-56, Review of Conditional Uses and Structures

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

City Planner Abboud commented on the draft ordinance requesting the Commission input on the content to make sure he did not overlook anything or was not what was agreed upon. He then reviewed his Staff Report 22-56 for the Commission and facilitated discussion on the draft ordinance. He covered the following points:

- Purpose of the ordinance is to reduce the number of conditional use permits for typical uses considered routine in the district
- Commission can remove Item h under Rural Residential by motion
- Clarified that amendments can be made even after this is forwarded to Council
- Permitting up to four structures, supporting residential units in districts, supporting multi-family dwellings these are actions considered routine in the districts

- He did not remove pipelines or railroads at this time but requested a motion so that there was basis for the removal
 - o He responded that a motion at this time would be okay if that was the desire of the commission.
 - Question was posed if the Commission wanted to remove pipeline as the definition of that may not be oil pipeline
 - City Planner Abboud read the definition into the record
 - The Commission was requested to separate the issue of railroads and pipelines

HIGHLAND/BARNWELL MOVED TO REMOVE RAILROADS THROUGHOUT HOMER CITY CODE TITLE 21 IN RELATION TO ALLOWED OR PERMITTED USES.

There was a brief discussion on the motion as stated, where a railroad would be constructed in Homer and comments that it would be great to have a railroad from Homer to Anchorage.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Barnwell questioned if tiny homes would be included in mobile homes, referring to item f. page 19 of the packet under Rural Residential.

City Planner Abboud responded that it would depend if the tiny home was on a chassis with wheels then they would be considered an RV. He then commented on the removal of railroads would be moved to unpermitted uses throughout city code as applicable.

A discussion ensued regarding the construction standards between RV and tiny homes; if the tiny home did not have wheels then it would not be considered an RV; when the City building code is developed the requirement will require tiny homes connected to water and sewer on a permanent foundation, not movable per se. Currently it is hard to separate them since the definitions are similar. Additional points discussed were removing uses such as mobile home parks in Rural Residential and Commissioners were requested to focus on Conditional Uses at this time.

City Planner Abboud explained what he would like to do is to bring those issues to a separate meeting since he would like to discuss where they are allowed, impacts, non-conformities and implications of having a mobile home park as well as the newest existing park was put in the 1970's or 1980's. It was noted that that mobile home parks are allowed in the CBD.

Further comment on the standards of construction for tiny homes versus the construction of mobile homes within the context of affordable housing and that the Commission could spend an hour or more on the subject of tiny homes but that is a topic as there is more in the topic that needs to be addressed.

Chair Smith noted that this topic is not before the Commission and they can address the items as requested by City Planner and come back later in this meeting or at a future meeting.

City Planner Abboud continued discussion regarding the following:

- Clarification on the statement on page 19, under “Other Uses, Allowances and Specifications, fifth bullet point – “...allows some larger non-retail business activities subject to administrative review”, this was in the Comprehensive Plan and subject to the Commission review and or determination.
- Page 19, item m. “More than one building...” Allowing up to two without conditional use permit was already allowed, if there is the space, even without water and sewer.
 - o The change would allow up to four dwellings but if the applicant was requesting six then it would require a CUP, refer to the draft ordinance line 78.
- Line 33, ordinance which relates to Rural Residential appears to be the same as Urban Residential, was always allowed and it is relation to the dimensional requirements.
- The definition of Bed and Breakfast still applies, regarding line 37 on page 36 of the ordinance.
- There was no reference to CUP in rural residential similar to line 140 because no changes were made in this section of code.
 - o The Clerk noted that when the ordinance is presented to Council the sections that are not amended will be included
 - o Further discussion and clarification provided that the following statement was overlooked “The following uses may be permitted in the Rural Residential District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC”
- The Commission agreed that “hospitals” were to be removed and should only be in the Medical District

Chair Smith requested a motion and second.

HIGHLAND/BARNWELL MOVED TO REMOVE HOSPITALS, LINE 153, FROM THE URBAN RESIDENTIAL DISTRICT CONDITIONAL USES AND STRUCTURES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Highland stated that on Line 268 of the ordinance, Urban Residential Office District, “Helipads” should be removed.

Chair Smith requested a motion and second.

HIGHLAND/BARNWELL MOVED TO REMOVE HELIPADS, LINE 268, FROM THE URBAN RESIDENTIAL OFFICE DISTRICT CONDITIONAL USES AND STRUCTURES.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

City Planner Abboud proceeded with his review of the proposed amendments in the following districts:

- Central Business District
 - o Under Permitted Uses and Structures added:
 - Greenhouse and garden supplies
 - Allow up to 4 buildings on a lot for use as a dwelling
 - Group care homes and assisted living homes
 - Indoor and outdoor recreational facilities
 - o Under Conditional Uses and Structures removed:
 - Indoor and outdoor recreational facilities
 - Greenhouse and garden supplies
 - Group care homes and assisted living homes
 - o Under Dimensional Requirements increased the building area of a lot from 30% to 50%
- Town Center District
 - o Under Permitted Uses and Structures added:
 - Greenhouses and garden supplies
 - Indoor and outdoor recreational facilities
 - Group care and assisted living facilities
 - Self-service laundries
 - o Under Conditional Uses and Structures removed:
 - Green houses and garden supplies
 - Indoor and outdoor recreational facilities
 - Group care and assisted living facilities
 - Self-service laundries
 - Retail sales of hardware, appliance and furniture, building supplies and materials, but only if such use is wholly contained within one or more enclosed buildings
 - Plumbing, heating and appliance repair shops but only if such use including storage of goods and materials in wholly contained within one or more enclosed buildings
- Gateway Business District
 - o Under Permitted Uses and Structures added:
 - Up to 4 buildings on a lot for use as a dwelling subject to HCC21.14.040 (a)(2)(a-b) excluding mobile homes
 - o Under Dimensional Requirements amended building area of lot from 30% to 40%
- General Commercial District 1
 - o Need more GC1 for the City
 - o Under Permitted Uses and Structures added:
 - Townhouses
 - Day care facilities provided that outdoor play areas must be fenced
 - Indoor and outdoor recreational facilities
 - More than one building containing a permitted principal use on a lot
 - o Under Conditional Uses and Structures removed:
 - Townhouses
 - Day care facilities provided that outdoor play areas must be fenced
 - Indoor and outdoor recreational facilities
 - More than one building containing a permitted principal use on a lot
 - o Under Dimensional Requirements amended building area from 30% to 40%
- General Commercial District 2

- Under Permitted Uses and Structures added:
 - impound yards
 - More than one building containing a permitted principal use on a lot
 - Indoor and outdoor recreational facilities
- Under Conditional Uses and Structures removed:
 - Mobile home parks
 - Impound yards
 - More than one building containing a permitted principal use on a lot
 - Day Care facilities
 - Group care homes and assisted living homes
 - Indoor and outdoor recreational facilities
- Under dimensional requirements removed:
 - No lot shall contain more than 8000 square feet of building area nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.
- East End Mixed Use District
 - Under Permitted Uses and Structures added:
 - Indoor and outdoor recreational facilities
 - Under Conditional Uses and Structures removed:
 - Indoor and outdoor recreational facilities
 - Under Dimensional Requirements removed:
 - No lot shall contain more than 8000 square feet of building area nor shall any lot contain building area in excess of 30 percent of the lot area without an approved conditional use permit.

Chair Smith requested further discussion on the proposed amendments, hearing none he requested a motion and second.

HIGHLAND/BARNWELL MOVED TO ADOPT STAFF REPORT 22-56 AND FORWARD THE DRAFT ORDINANCE FOR PUBLIC HEARING.

Chair Smith requested procedural requirements on bringing forth discussion on mobile home parks and tiny homes at this point in the meeting or if that should be addressed as a separate issue under New Business at a future meeting before voting on the motion.

City Planner Abboud provided input expressing a preference that he would prefer to schedule a worksession for the Commission to discuss those topics and share their opinions before putting it on a regular meeting agenda.

There was no further discussion on the motion before the Commission.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Smith encouraged the Commissioners to submit to the City Planner and the Clerk any topics that they wished to discuss regarding amendments to Title 21 similar to what they have done with the conditional use topic. That will create a cumulative list to work from which the Commission can address amendments.

City Planner Abboud stated that one topic will be charging stations. Amendments can be for the immediate, like next couple of years or implementation in the future.

B. Staff Report 22-57, Review of Ordinance 22-42, Sidewalks

Chair Smith introduced the topic and deferred to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 22-57 for the Commission. He noted the points from the worksession; reviewed the discussion and recommendation from the Parks, Art, Recreation & Culture Advisory Commission; and that a future worksession will be had with Julie Engebretsen and Brad Parsons who will be making a presentation to the Commission in relationship with the current transportation planning when fully developed.

Chair Smith reiterated the recommendations of the City Planner and then noted the ordinance in the packet with proposed amendments.

City Planner Abboud facilitated discussion and responded to questions and comments on the following:

- Commission putting forth an ordinance that applies to the general requirements that developers must construct sidewalks/non-motorized transportation when proposing a development.
 - o Using generic terms within the ordinance since there is an unknown on where the development will be constructed, how large it will be, etc. This action may appease the citizenry that Council has taken steps to address their concerns.
 - o City Attorney input would be required
- The City has or maintains the road once they are constructed to the required standards. If a road exists does the City has the authority to require pedestrian amenities in current developments such as Quiet Creek or Lillian Walli.
 - o If it is platted with the dedication it does come under the authority of the City
- Commission express that their concerns are shared and would like to receive more direction or setting the stage to move forward.
- Concern expressed if the Commission issued some vague regulations or requirements that may lead to litigation. It would not be difficult to bring in experts to provide minimum standards required to develop those criteria for roads and developments to have pedestrian friendly travel options.
- The Commission will gain more information when they hear the presentation from Mr. Parsons.
- Commission should submit a memo to Council requesting an additional six weeks to submit their recommendations, stating the Commission is working on this.
- The list of documents shown in the packet on page 72 are dated – Design Criteria Manual April 1985 Revised February 1987; Master Roads & Streets Plan 1986; and The Non-Motorized Transportation & Trail Plan 2004
- The Ordinance 22-42 was submitted by Council those amendments are made by Councilmembers Davis and Erickson.

- This does not legally accomplish the intent of the Councilmembers as defined in Staff Reports 22-22-57, 22-54 and Memorandum dated August 8, 2022 re: Trails & Sidewalks in Code and Plans

City Planner Abboud reiterated the Council request to the Commission is to review this.

Deputy City Clerk Krause responded that Ordinance 22-42 is schedule for Public Hearing and Second Reading and the Council referred it to the Planning Commission and Parks Commission for their recommendations. Council can adopt the Commission recommendations and postpone action on it, vote down or vote to approve this ordinance. It is the decision of the Council.

City Planner Abboud stated that the recommendations need to come from the Commission and the Clerk is very competent and will draft the memorandum to Council from the list given. She is very good at that.

Discussion ensued on the content of the recommendations to Council by the Commission. Further discussion included points of why the Commission is requesting Council delay action on this subject due to the actions being taken by various personnel and recommending a moratorium on new developments like the moratorium on new medical office development when they were working on the creation of a medical district.

City Planner Abboud stated that he could not support a moratorium on development as there is no definitive time frame.

Commissioner Highland advocated for the Commission to include some time frame for action and regulations to be in place as Councilmembers Erickson and Davis requested.

City Planner Abboud facilitated further discussion on:

- Existing requirements for including easements in developments
- Requirements outlined in the Comprehensive Plan provide the Commission or City the authority the requirement to have sidewalks
- The existing road standards, who then pays for the sidewalk to be installed
- Where would a future development be constructed within central location, the one possible location would only have a small cul de sac
 - This leaves development in the outlying areas of the city
- Could a utility easement be used for pedestrian paths or sidewalks
 - In theory a sidewalk could be built in a utility easement
 - No requirements for a pedestrian access to be concrete or asphalt
 - This would provide a dedication but City Code would require amendments

Deputy City Clerk Krause responded to Chair Smith that the minutes of the meeting are a permanent record so can be included or attached to the memorandum so Council is fully aware of the Commission's concern. The memorandum is submitted to Council in response to their referral of Ordinance 22-42 and it will then be their decision to take action or not on the Commission's recommendation.

City Planner Abboud noted that the information in his Staff Reports are available, he then noted that the funding would probably come to Planning but currently they are working on the Public input portion.

Deputy City Clerk Krause noted that she did not get some of what would be consider valid points down, such as possible litigation, which can be included as well when the recording is listened to later.

HIGHLAND/BARNWELL MOVED THE PLANNING COMMISSION, SUBMITS A MEMORANDUM TO CITY COUNCIL REGARDING ORDINANCE 22-42 WITH THE FOLLOWING CONTENT AS READ BY DEPUTY CITY CLERK KRAUSE:

AFTER TWO MEETINGS AND TWO WORKSESSIONS OF ROBUST DISCUSSION REGARDING ORDINANCE 22-42 THE PLANNING COMMISSION RECOMMENDS TO CITY COUNCIL THE FOLLOWING ACTION:

1. VOTE ORDINANCE 22-42 DOWN AS WRITTEN TO ALLOW:
 - a. THE PLANNING COMMISSION TO BE ABLE TO EXPEND THE PROPER TIME TO DEVELOP RESPONSIBLE AND REASONABLE DEVELOPMENT STANDARDS TO AVOID FUTURE LITIGATION AND NOT DISUADE DESIRABLE DEVELOPMENT; AND
 - b. CURRENTLY THE HOMER NON-MOTORIZED TRANSPORTATION & TRAILS PLAN IS IN THE BEGINNING PROCESS OF BEING UPDATED; AND
 - c. DEFINITIONS REQUIRE REFINEMENT REGARDING ROAD DESCRIPTORS; AND
 - d. THE PLANNING DEPARTMENT REQUIRES RESOURCES WITH EXPERTISE IN TRANSPORTATION; AND
 - e. THE PLANNING COMMISSION IS REQUESTING FURTHER DIRECTION ON THE DELIVERABLES THAT CITY COUNCIL DESIRES; AND
 - f. THE PLANNING COMMISSION IS VERY SUPPORTIVE OF IMPLEMENTING NON-MOTORIZED TRANSPORTATION.

BARNWELL/VENUTI MOVED TO AMEND THE MOTION TO CORRECT NON-MOTORIZED TRANSPORTATION & TRAILS PLAN TO TRANSPORTATION PLAN.

Chair Smith asked if there was any additional comments.

STARK/BARNWELL MOVED TO AMEND THE AMENDMENT TO INCLUDE AVOIDING FUTURE LITIGATION AND NOT DISSUADE DESIRABLE DEVELOPMENT AT THE END OF FIRST BULLET POINT.

There was a brief discussion on proposing another amendment.

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

Motion carried.

Deputy City Clerk Krause restated the primary amendment as amended to the main motion at the request of Chair Smith:

“Moved to amend the motion to correct “Non-Motorized Trails and Transportation Plan” to “Transportation Plan” and amend the line after “development standards” by adding, “to avoid future litigation and not dissuade desirable development.”

Commissioner Highland requested clarification on the Transportation Plan versus Homer Non-motorized Trails and Transportation Plan.

City Planner Abboud stated that all the documents will be wrapped into one updated Transportation Plan and the consultant is working on all aspects that are elements of that plan.

There was a brief comment regarding the funding part is the scope of what they are working on includes sidewalks and specifying parameters and requirements are for the new developments.

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

Motion carried.

Chair Smith inquired if there was further discussion on the main motion as amended, noting the secondary and primary amendments to the motion that were just passed.

VOTE. (Main as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Report for the August 22, 2022 City Council Meeting
- B. Planning Commission Calendar 2022

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Chiappone commented that he was pleased with the work conducted tonight and even with all the complexities they made quite an accomplishment. Good work everyone.

Commissioner Venuti commented that it was a very interesting meeting and then mentioned information he submitted to the City Planner that he would appreciate being shared with the Commission regarding separated pedestrian lanes. Commissioner Venuti believed the Commission would find the information that very interesting.

Staff noted that the information could be submitted to the Clerk and she can forward to the Commission.

Commissioner Barnwell expressed his pleasure and agreed that this was work well done regarding Ordinance 22-42. He also expressed that he was excited for the safe streets grant program and believed it dovetailed pretty well into the transportation plan and all the discussion on sidewalks and non-motorized transportation. Commissioner Barnwell opined that it was pretty cool and looked like there was a pretty good funding available for what they are trying to do. He expressed that the Clerk did a great job drafting the memo, thanked the City Planner for his work and it was a great meeting.

Commissioner Highland commented ditto and thanked everyone.

Commissioner Stark expressed his appreciation for the work of the Clerk, Chair and City Planner and the great attention to detail from the Commissioners, appreciating the collaboration that the Commission has; believing that they came to a substantive and credible response to address what Council is after and hopes that it helps them. He then expressed that it was a good meeting. Commissioner Stark added that it was

not on the agenda tonight and did not want to go too long as everyone is probably burnt out but he wanted to discuss the Commission priorities that they decided at the next meeting.

Chair Smith stated that he takes his hat off to the City Planner, his quality of work is exemplary and wish there was a way to get a shout out or vacation. He then expressed his appreciation for the Clerk and her smile; to the Commissioners he appreciated what contributions they bring to the table in very unique perspectives, dynamic and important questions of the conversations. Mr. Smith then commented that East Hill Road was paved today but he has not had the opportunity to drive on it yet. Great meeting.

ADJOURN

There being no further business before the Commission, the meeting was adjourned at 9:00 p.m. The next Regular Meeting is Wednesday, September 21, 2022 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved: _____

Background

The City of Homer Economic Development Advisory Commission has an ongoing goal of defining what is positive economic growth for Homer, and how it leads to the quality of life and growth outcomes desired by the community. The Commission has begun working on this goal by conducting a SWOT analysis - strengths, weakness, opportunities and threats- for Homer's quality of life. There are four board categories included in this document: Business Climate, Built Environment, Natural Environment and Social Climate. As the Commission discovered, it's the people who make Homer, Homer. This analysis is offered as a gateway to a larger community conversation about Homer's future as a place to live, work and thrive as we proceed to Homer Comprehensive Plan.

Acknowledgments

Economic Development Commission

Karin Marks, Chair

Nicole Arevalo

Deborah Brown

Jay Chero

Luke Gamble

Hazel Pearson

Adele Person

Tulio Perez

Debbie Speakman

Staff

Julie Engebretsen, Economic Development Manager

Rachel Tussey, CMC, Deputy City Clerk II

Strengths

- Small town feel and scale
- Eclectic businesses, buildings and people
- Wide variety of locally owned small businesses
- Integrated town with outdoor environment
- Connected community with vibrant cultural and business groups

Weaknesses

- Lack of worker support: Housing, Childcare, Training.
- Difficulty for early to mid- career residents to thrive
- Some infrastructures is in need of repair (roads) or expansion - storm water + green infrastructure
- Local regulation is not resulting in the patterns and development the community would like to see.

QUALITY OF LIFE

Opportunities

- Encourage multi-family housing
- Increase ease of walking and biking
- Collaborate with community partners on habitat, climate, erosion and other natural environment issues that impact quality of life
- Find ways to keep young or returning residents in the community

Threats

- Difficult to recruit new talent
- Poor retention of workers
- Loss of town/wildlife interface
- New residents may not become involved in the community; slow loss of volunteer run organizations, events and services; Risk of gentrification; becoming a community of empty households.
- Costs of living and doing business

Business climate

Strengths	Variety of businesses and activities.	Working town with rich history.	Lots of jobs for entry level workers.	Small, locally owned business are the majority; few chains.	Vibrant cultural community that has rich opportunities for arts, sports, music, gathering, education, and entertainment.	Community that is growing and maturing, that is developing opportunities for families, businesses, visitors, but at a pace that does not create change so quickly that what is here is lost or displaced.
Threats + Weaknesses	Low availability of vocational training.	Not enough homes available for sale or rent to meet the demand. Affects the work force and tax paying residents.	Lack of year round affordable housing. Problem for entry level and low income workers, and also potential future middle income workers. Losing the potential to build up the work force due to entry/early hurdles.	Cost of living and doing business here is increasing. Harder to live and move here. (food, housing, development, energy costs).	Risk of over-regulation. Potential mismatch between level of local regulation and community desire for regulation.	Uncertain energy supplies and future prices (natural gas in Cook Inlet).
Opportunities	Tax breaks could encourage growth by certain groups that could improve commerce. A tax break to encourage certain business activities, such as construction of multi family homes.	Solicit developers (could be from outside of Homer) to build multifamily housing.	Keeping youth in the community and providing skills training to grow the local work force. Kachemak Bay Campus, voc tech training/apprenticeship programs , and partnerships with existing businesses such as NOMAR, Bayweld and other small manufacturing operations are all opportunities.		Promote policies that are favorable to economic growth (tax environment, seasonal labor initiatives, etc.).	Balance growth with cohesive town "feel."

Built Environment - Town buildings and infrastructure

Strengths	Eclectic, organic feel to the town. Human scale buildings.	Integrated town with the outdoors - can observe wildlife (moose, eagles) and be in nature.	Small town feel and scale.	Multiple economic zones; Homer Spit, spit trail & boardwalks, Pioneer Ave, Old Town, Ocean Drive, East End Road.	Wild spaces - less manicured yards, trails in town, remote access opportunities to the back country and across the bay.	Unique houses, not cookie cutter.
Threats + Weaknesses	Lack of mechanisms to pay for growth or balance the pace of change.	Infrastructure - road system in need of repair, limited access options. Storm water management is a growing issue.	Lack of housing including multi family housing and creative ideas for seasonal housing.	Low density can cause sprawl; cost of utilities and infrastructure increases as a result.	Lower levels of energy efficiency, at risk for pricing swings in energy prices.	Cookie cutter buildings/strip mall.
Opportunities	Accommodate population growth with zones of increased density & reduced commute. Encourage ADU's (Accessory Dwelling Units).	Use the City HART Fund wisely to address roads maintenance + trails.	Increase walkability/biking. Promote an easy flow of people whether they walk, bike or drive within the community, with wayfinding. Plan for all transportation modes to keep the small town feel and the opportunity to meet.	Manage growth wisely, such as road and infrastructure planning with new subdivisions, planning for pedestrian and storm water drainage, and rezoning to allow more housing and tiny homes.	Rethink Chamber marketing. Marketing the community away from aggressive tourism to other industries could give Homer time to manage the tourism we have, and grow in different directions.	Aesthetics: Use some natural living landscape to break up box store type look. Blend built environment with nature.

Natural Environment

Strengths	Natural beauty	Community connection to outdoors, nature, skiing and beaches in the same day.	Coastal living - maritime culture of sport and commercial fishing and water based activities	Abundant and pristine natural resources.	Large areas of park and public lands surrounding Homer.
Threats + Weaknesses	Human affect on natural environment. Pollution, overfishing, lack of crab in K Bay, warming climate.	Development of lands without consideration of wildlife/habitat corridors, wetlands (salmon habitat, water connectivity) + groundwater + storm water flow channels.	Destruction of built and natural environment. Storm drains and roads based on 1970's planning and engineering ideas.	Oil + gas lease sale potential in lower cook inlet.	Fisheries: closure of lowed CI salmon fishery, other declining or poorly managed fisheries. Large vessel trawl fleets. (threat to marine economy, wealth + culture).
Opportunities	Local potential for use of alternative energy sources from Tidal energy to household heat pumps.	Study groundwater to increased understanding of this local resource and the ability to plan for the natural environment.	Collaborate with partnerships to create connected greenspace for trails, water management, and wildlife. Purchase or preserve key habitat locations.	Identify wildlife and habitat corridors, and take steps to maintain the health of local fish and wildlife within these corridors.	Fisheries: City could be participating more in partnerships that aim to identify solutions to bycatch issues.

Social Climate

Strengths	Community has many social connections between residents, and also with the natural environment.	Small business and small non-profit, integrated nature of the community (fundraising, meeting community needs).	Community feeling: People are here by choice at the end of the road.	Eclectic nature of the town and people	Safety - low crime	Diverse and rich heritage.	"Work from Anywhere" trends increasing nationally to benefit novel living locations.
Threats + Weaknesses	Cost of living does not support middle/low income work. Median income 60K, Median House costs of \$20K/year	Many young families need to work outside of Homer to live year-round. Childcare difficult to obtain.	How to entice mid-career small business owners to move to Homer, and have all new residents embrace Homer culture.	Explosive growth (outside wealth outpacing local population) second homes, short term rentals, rapid change.	Addiction education - need for resources, outreach, networking.	Risk of losing the full character of Homer. Not talking to enough people about Homer's future.	Not a very age - diverse population. Unbalanced demographics. 20% of the population over 65. Increasing rate of snowbirds.
Opportunities	Provide education on what government does. Highlight what makes Homer a unified community.	Educate the community on how decisions will impact taxes, utility rates, and cost of living as Homer grows.	Use social appeal to support businesses in obtaining out of area workers. Resource in helping get H2B & vetted workers.	Art/murals/ landscaping as a draw for downtown, in a thoughtful way. Could encourage more businesses participation, cost sharing	Partner w NTC or SVT on community health, well being & cultural heritage. They have other funding streams not available to the City.	Revisit the Parks, Art Rec+ Culture needs assessment, and potential city partnerships with other organizations	Provide a spectrum of housing for all residents: housing first.



City of Homer

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Planning

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Staff Report PI 22-58

TO: Homer Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: September 21, 2022
SUBJECT: City Planner's Report

9.12.22 City Council

Regular Meeting

Nothing Planning Related

Permitting Software

By the time you are reading this, I hope to have had our past permitting data downloaded into the system and then the process of validating the data will commence with us 'going live'. We will still need to get schooled up on the system and work the inevitable bugs out of it.

Kenai Peninsula Homelessness Coalition

Met September 13th. Voted to apply for funding of a Homeless Coordinator position for 3 years using a HUD grant, could be in place by January 2023. Confirmed date for Point in Time homeless count event on January 21, 2023 at the Soldotna Sports Complex. Not confirmed for Homer's event yet.

Transportation Plan

Safe Streets Safety Action Plan Grant drafts are circulating. Again this will provide a basis to identify strategies to improve safety and eliminate fatalities and then be eligible for federal funding for projects borough wide.

Have not met with the group working on borough transportation again. We are developing a survey to help collect data related to transportation needs in the Homer area. Please fill one out if you come upon one in the future.

We are drafting a RFQ and RFP regarding a Comprehensive Plan and Zoning Code update.

The new Transportation Plan (a Comprehensive Plan element) is about to kick off! Public process starts on Saturday, October 1st with a symposium. See attached flier. Next, each City Commission/body will have a presentation in October to learn about the plan, and how to participate. The Planning Commission will have a work session on this topic October 5th. Stay tuned!

Grading Ordinance

Ryan Foster our new Special Projects Coordinator is working on a draft grading ordinance. We are thinking it may supplement our current regulations. It will come before the Commission when it is further along.

Short-term rentals

We are passing around initial thoughts and ideas surround short-term rentals in Homer. We will be developing a public participation model as we formulate the best way for Homer to address the issue. Some initial presentations will be provided to council. Several methods of regulation are being examined as we get feedback from municipalities.

Staff

We are currently advertising for an Assistant/Associate Planner for the office. I do have a few applicants with which to start the interview process.

Economic Development Advisory Commission

Chair Karin Marks and staff Julie Engebretsen will give a presentation at the meeting on some of the EDC's recent work.

Commissioner Report to Council

9/26/22 _____
10/10/22 _____

Attachments:

SS4A Fact Sheet
Symposium Poster

S | S SAFE STREETS AND ROADS FOR ALL 4 | A (SS4A) FACT SHEET

What is this program and its goal?

The Bipartisan Infrastructure Law (BIL) establishes the new Safe Streets and Roads for All (SS4A) discretionary program that will provide \$5-6 billion in grants over the next 5 years. Funding supports regional, local, and Tribal initiatives through grants to prevent roadway deaths and serious injuries. The SS4A program supports the Department's [National Roadway Safety Strategy](#) and a goal of zero deaths and serious injuries on our nation's roadways.

Who is eligible to apply?

- Metropolitan planning organizations;
- Counties, cities, towns, and other special districts that are subdivisions of a State;
- Federally recognized Tribal governments; and
- Partnerships comprised of the entities above.

What kind of activities are eligible?

- Develop or update a "Comprehensive Safety Action Plan" or Action Plan (e.g., Vision Zero plans).
- Conduct planning, design, and development activities in support of an Action Plan.
- Carry out projects and strategies identified in an Action Plan. Illustrative examples of projects and strategies could include but are not limited to:
 - **Implementing improvements** along an expanded multimodal network of reconfigured roads with separated bicycle lanes and improved safety features for pedestrian crossings.
 - **Applying low-cost safety treatments** such as rumble strips, wider edge lines, flashing beacons, and better signage along high-crash rural corridors.
 - **Conducting speed management projects** such as implementing traffic calming road design changes and setting appropriate speed limits for all road users.
 - **Installing safety enhancements** such as safer pedestrian crossings, sidewalks, and additional lighting for people walking, rolling, or using mobility assistive devices.
 - **Addressing alcohol-impaired driving** along key corridors through education, outreach, and publicized sobriety checkpoints on weekends and holidays.
 - **Making street design changes** informed by culturally competent education and community outreach.
 - **Creating safe routes to school and public transit services** through multiple activities that lead to people safely walking, biking, and rolling in underserved communities.

When can I apply for funding?

A Notice of Funding Opportunity (NOFO) is anticipated to be released in the **spring of 2022, likely in May**. Award announcements are expected to be made by the end of 2022 or early 2023.

What should I be preparing for in the meantime?

The development and establishment of an Action Plan is a key component of this program. If you are interested in applying for funds to develop a new Action Plan, start identifying who your partners will be, such as government stakeholders (e.g., in transportation, planning, health, law enforcement), private-sector entities, and community groups. Consider how to engage community members, specifically those historically underrepresented in transportation decision-making. Applicants seeking funding for projects and strategies identified in an established Action Plan could begin considering which specific activities and projects would address their most pressing roadway safety issues. For potential projects, consider the extent to which additional planning and design is needed, and assess the applicability of laws such as the National Environmental Protection Act or the National Historic Preservation Act.

[Subscribe to email updates](#) to receive program announcements and get notified when the NOFO is released.

HOMER PATHWAYS FORWARD: NON-MOTORIZED TRANSPORTATION SYMPOSIUM

Come learn about and give community feedback towards a safe, walkable, bikeable, and trail friendly community.



LOCATION: Kachemak Bay Campus

DATE: Saturday October 1st 1 - 4pm.

25

JOIN HOMER DRAWDOWN AND THE CITY OF HOMER TO HELP DEVELOP A VISION FOR A SAFE WALKABLE, BIKEABLE, TRAIL FRIENDLY COMMUNITY

- Learn about People-Oriented Transportation efforts
- Comment on current walk/bike/trail infrastructure and future desires
- Make recommendations for the 2022 Homer Transportation Plan

Snacks and Beverages Provided

For more information:

www.homerdrawdown.info and homerdrawdown@gmail.com

or contact Economic Development Manager Julie Engebretsen at JEngebretsen@ci.homer.ak.us or 907-435-3119





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Staff Report PL 22-59

TO: HOMER PLANNING COMMISSION
FROM: RICK ABOUD, AICP, CITY PLANNER
DATE: SEPTEMBER 7, 2022
SUBJECT: CONDITIONAL USE PERMIT (CUP) REDUCTION

Introduction

We are holding a public hearing on the proposed ordinance, as the Planning Commission has reevaluated the need for conditional uses that have been routinely approved with no or few conditions. Many of the conditional uses have been moved to permitted uses, which allows those uses and structures to be approved administratively according to the various regulations applicable to the district without going through a hearing and gaining the approval of the Planning Commission. Additionally, a few uses have been removed from code entirely because of their impact on the district (rail roads) or, more likely, because of the impact of the district on the use, such as day cares in a district supporting heavy industrial uses.

I have modified the ordinance according to the feedback of the Commissioners at the last meeting. Additionally, I have made some minor changes after consideration of intent and impact. A comprehensive review of the proposed amendments are found below.

Rural Residential

Added allowance for up to 4 dwellings according to density allowance and when located in an area for consideration of Urban Residential zoning as identified by the Land Use Recommendations map in the Comprehensive Plan, according to existing density allowances.

Urban Residential

Moved townhouses to permitted use and allowed up to 4 dwellings subject to dimensional requirements of multi-family floor area ratio standards. Eliminated hospitals and railroads.

Residential Office

Moved townhouse, mortuaries, daycare facilities, group homes and up to four dwellings subject to multi-family floor area ratios to permitted uses. Changed requirement for a CUP regarding building area coverage from 30% to 40%. Eliminated hospitals and helipads.

Central Business District

Moved greenhouses, group homes, assisted living homes, indoor and outdoor recreational facilities, and up to 4 buildings on a lot excluding mobile homes, excepted as provided for in HCC 21.18.030(b) to permitted uses. Amended building area coverage from 30% to 40% required for a CUP. Removed railroads.

Changes noted here include reducing the building area coverage from the suggested 50% to 40% to make a better allowance for 4 building on a lot so as to not to have to specify floor area ratios for dwellings verses other structures. Additionally, recognized the allowance for mobile home parks in the district to avoid unintended conflicts in code.

Town Center District

Added greenhouses, indoor and outdoor recreational facilities, group care and assisted living facilities, and self-service laundries to permitted uses. Also eliminated the retail sales of hardware etc. and plumbing and etc. as these 'laundry lists' of uses are unnecessary and would be allowed by the current permitted uses pertaining to retail businesses (HCC 21.20.020(a)) and plumbing etc. (HCC 21.20.020(s)).

Gateway Business District

Added up to 4 dwelling units subject to floor area ratios of multi-family and moved from 30% to 40% building coverage required for a CUP.

General Commercial 1

Moved townhouses daycare facilities, indoor and outdoor recreational facilities, and more than one building on a lot to permitted uses. Moved standard for CUP from 30% lot coverage to 40%. Eliminated railroads.

General Commercial 2

Added impound yards, more than on building containing a permitted principle use on a lot and indoor and our door recreation facilities to permitted uses. Eliminated mobile home parks, day care facilities, group and assisted living homes from the district as they are incompatible with the intent district. Removed requirement for over 8000 sf and 30% building coverage to trigger a CUP.

East End Mixed Used District

Moved indoor and outdoor recreational facilities to permitted uses. Removed requirement for over 8000 sf and 30% building coverage to trigger a CUP.

Staff Recommendation

Hold a public hearing and make a recommendation for adoption to City Council.

Attachment Draft Ordinance

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3
4 Planning Commission

5
6 **ORDINANCE 22-xx**

7
8 AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING
9 HOMER CITY CODE SECTIONS 21.12, RURAL RESIDENTIAL DISTRICT;
10 21.14, URBAN RESIDENTIAL DISTRICT; 21.16 RESIDENTIAL OFFICE
11 DISTRICT; 21.18, CENTRAL BUSINESS DISTRICT; 21.20, TOWN CENTER
12 DISTRICT; 21.22, GATEWAY BUSINESS DISTRICT; 21.24, GENERAL
13 COMMERCIAL 1 DISTRICT; 21.26, GENERAL COMMERCIAL 2 DISTRICT;
14 AND HOMER CITY CODE 21.27, EAST END MIXED USE DISTRICT
15 REGARDING CONDITIONAL USES IN EACH DISTRICT.
16

17 WHEREAS, It is in the interests of the City to make allowances for uses in
18 districts according to the guidance set for in the 2018 Homer Comprehensive Plan and
19 the Purpose of the districts described in Homer City Code; and
20

21 WHEREAS, A Conditional Use Permit (CUP) should be a consideration for uses
22 which, due to form or function, may require special conditions in order to minimize
23 possible negative externalities; and
24

25 WHEREAS, Some uses may be inappropriate for a district in consideration of
26 the purpose of the district and the negative externalities that may be found in the use
27 itself, or those of the district itself; and
28

29 WHEREAS, The Homer Planning Commission has reviewed the subjects and
30 actions of past CUP permits that have been routinely granted with few if any special
31 conditions; and
32

33 WHEREAS, The Homer Planning Commission has found several conditional
34 uses and structures that fit within the guidance of the 2018 Homer Comprehensive
35 Plan and the Purpose statements found in code for the corresponding districts that
36 would be more appropriately listed as permitted uses and structures or eliminated.
37

38 NOW, THEREFORE, THE CITY OF HOMER ORDAINS:
39

40 Section 1. Homer City Code Chapter 21.12, Rural Residential District is amended to
41 read as follows:
42

43 21.12.020 Permitted uses and structures.
44

The following uses are permitted outright in the Rural Residential District:

~~s. One detached~~ **Up to four** dwelling units, excluding mobile homes, ~~as an accessory building to a principal single family dwelling on a lot subject to the requirements of HCC 21.12.040~~
and located in an area depicted for Urban Residential zoning by the Future Land Use Map in the 2018 Homer Comprehensive Plan.

Section 2. Homer City Code Chapter 21.14, Urban Residential District is amended as follows:

21.14.020 Permitted uses and structures.

The following uses are permitted outright in the Urban Residential District:

r. Townhouse developments

s. Up to 4 buildings on a lot for use as dwelling units subject to HCC 21.14.040(a)(2)(a)&(b) excluding mobile homes.

21.14.030 Conditional uses and structures.

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

a. Planned unit development, excluding all industrial uses;

~~b. Townhouse developments;~~

~~c.~~ **b.** Day care facilities; provided, however, that outdoor play areas must be fenced;

~~d.~~ **c.** Religious, cultural and fraternal assembly;

~~e. Hospitals;~~

~~f.~~ **d.** Pipelines and railroads;

Section 3. Homer City Code Chapter 21.16, Residential Office District is amended as follows:

21.16.020 Permitted uses and structures.

The following uses are permitted outright in the Residential Office District:

s. Townhouses

t. Mortuaries

u. Day care facilities; provided, however, that outdoor play areas must be fenced;

v. Up to 4 buildings on a lot for use as dwelling units subject to HCC 21.14.040(a)(2)(a)&(b) excluding mobile homes.

w. Group care homes.

21.16.030 Conditional uses and structures.

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

a. Planned unit developments, excluding all industrial uses;

~~b. Townhouses;~~

~~c. Public or private schools;~~

~~d. Hospitals and medical clinics;~~

~~e. Public utility facilities and structures;~~

~~f. Mortuaries;~~

~~g. Day care facilities; provided, however, that outdoor play areas must be fenced;~~

~~h. More than one building containing a permitted principal use on a lot;~~

~~i. Group care homes;~~

~~j. Helipads, but only as an accessory use incidental to a hospital conditional use;~~

~~k. One small wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system of any capacity on the lot;~~

~~l. Other uses approved pursuant to HCC 21.04.020.~~

21.16.040 Dimensional requirements.

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

e. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of ~~30~~**40** percent of the lot area, without an approved conditional use permit.

Section 4. Homer City Code Chapter 21.18, Central Business District is amended to read as follows:

21.18.020 Permitted uses and structures.

The following uses are permitted outright in the Central Business District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

ll. Greenhouses and garden supplies.

mm. Up to 4 buildings on a lot excluding mobile homes, except as provided for in HCC 21.18.030.

nn. Group care homes and assisted living homes

mm. Indoor and outdoor recreational facilities.

21.18.030 Conditional uses and structures

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

a. Planned unit developments, excluding all industrial uses;

~~b. Indoor recreational facilities and outdoor recreational facilities;~~

~~c.~~ **b.** Mobile home parks;

~~d.~~ **c.** Auto fueling stations;

e. Public utility facilities and structures;

~~f.~~ **e.** Pipeline and railroads;

~~g. Greenhouses and garden supplies;~~

174 ~~hf.~~ Light or custom manufacturing, repair, fabricating, and assembly, provided such use,
175 including storage of materials, is wholly within an enclosed building;

176
177 ~~ig.~~ Shelter for the homeless, provided any lot used for such shelter does not abut a residential
178 zoning district;

179
180 ~~jh.~~ More than one building containing a permitted principal use on a lot;

181
182 ~~k. Group care homes and assisted living homes;~~

183
184 ~~li.~~ Drive-in car washes, but only on the Sterling Highway from Tract A-1 Webber Subdivision to
185 Heath Street;

186
187 ~~mj.~~ One small wind energy system having a rated capacity exceeding 10 kilowatts; provided,
188 that it is the only wind energy system of any capacity on the lot;

189
190 ~~nk.~~ Other uses approved pursuant to HCC 21.04.020.

191
192 21.18.040 Dimensional requirements.

193
194 The following dimensional requirements shall apply to all structures and uses in the Central
195 Business District:

196
197 d. No lot shall contain more than 8,000 square feet of building area (all buildings combined),
198 nor shall any lot contain building area in excess of ~~30~~40 percent of the lot area, without an
199 approved conditional use permit.

200
201 Section 5. Homer City Code Chapter 21.20, Town Center District is amended as follows:

202
203 21.20.020 Permitted uses and structures

204
205 The following uses are permitted outright in the Town Center District, except when such use
206 requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth
207 in this chapter:

208
209 **aa. Greenhouse and garden supplies**

210
211 **bb. Indoor and outdoor recreational facilities**

212
213 **cc. Group care and assisted living facilities.**

214
215 **dd. Self-service laundries**

21.20.030 Conditional uses and structures.

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

a. Planned unit developments, limited only to uses otherwise permitted in this district;

b. Indoor recreational facilities;

~~c. Greenhouses and garden supplies;~~

~~d.~~ Light or custom manufacturing, repair, fabricating, and assembly, provided such use, including storage of materials, is wholly within an enclosed building;

~~e. Group care homes and assisted living homes;~~

~~f.~~ Other uses approved pursuant to HCC 21.04.020;

~~g.~~ Outdoor recreational facilities;

~~h.~~ Customary accessory uses to any of the permitted uses listed in the TCD district; provided, that a separate permit shall not be issued for the construction of any type of accessory building prior to that of the main building;

~~i. Self-service laundries;~~

~~j. Retail sales of hardware, appliances and furniture, building supplies and materials, but only if such use, including storage of goods and materials, is wholly contained within one or more enclosed buildings;~~

~~k. Plumbing, heating and appliance repair shops, but only if such use, including storage of goods and materials, is wholly contained within one or more enclosed buildings;~~

~~l.~~ One wind energy system having a rated capacity exceeding 10 kilowatts; provided, that it is the only wind energy system on any capacity of the lot.

Section 6. Homer City Code Chapter 21.22, Gateway Business District is amended as follows:

21.22.020 Permitted uses and structures.

The following uses are permitted outright in the Gateway Business District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set

forth in this chapter:

r. Up to 4 buildings on a lot for use as dwelling units subject to HCC 21.14.040(a)(2)(a)&(b) excluding mobile homes.

21.22.040 Dimensional requirements.

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

d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of ~~30~~**40** percent of the lot area, without an approved conditional use permit.

Section 7. Homer City Code Chapter 21.24, General Commercial District 1 is amended as follows:

21.24.020 Permitted uses and structures.

The following uses are permitted outright in the General Commercial 1 District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

mm. Townhouses;

nn. Day care facilities; provided, however, that outdoor play areas must be fenced;

oo. Indoor and outdoor recreational facilities;

pp. More than one building containing a permitted principal use on a lot.

21.24.030 Conditional uses and structures.

The following uses may be permitted in the General Commercial 1 District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

a. Campgrounds;

b. Crematoriums;

c. Multiple-family dwelling;

d. Public utility facility or structure;

e. Mobile home parks;

f. Planned unit developments;

~~g. Townhouses;~~

~~h.g. Pipelines and railroads;~~

~~i.h.~~ Shelter for the homeless, provided any lot used for such shelter does not abut an RO, RR, or UR zoning district;

~~j. More than one building containing a permitted principal use on a lot;~~

~~k. Day care facilities; provided, however, that outdoor play areas must be fenced;~~

~~l.i.~~ Other uses approved pursuant to HCC 21.04.020;

~~m. Indoor recreational facilities;~~

~~n. Outdoor recreational facilities.~~

21.24.040 Dimensional requirements.

The following dimensional requirements shall apply to all structures and uses in the General Commercial 1 District:

d. No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot contain building area in excess of ~~30~~**40** percent of the lot area without an approved conditional use permit.

Section 8. Homer City Code Chapter 21.26, General Commercial District 2 is amended as follows:

21.26.020 Permitted uses and structures.

The following uses are permitted outright in the General Commercial 2 District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

x. Impound yards;

y. More than one building containing a permitted principal use on a lot;

z. Indoor and outdoor recreational facilities.

21.26.030 Conditional uses and structures.

The following uses may be permitted in the General Commercial 2 District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

~~a. Mobile home parks;~~

~~b~~**a.** Construction camps;

~~e~~**b.** Extractive enterprises, including the mining, quarrying and crushing of gravel, sand and other earth products and batch plants for asphalt or concrete;

~~d~~**c.** Bulk petroleum product storage above ground;

~~e~~**d.** Planned unit developments, excluding residential uses;

~~f~~**e.** Campgrounds;

~~g~~**f.** Junk yard;

~~h~~**g.** Kennels;

~~i~~**h.** Public utility facilities and structures;

~~j~~**i.** Pipelines and railroads;

~~k.~~ Impound yards;

~~l~~**j.** Shelter for the homeless, provided any lot used for such shelter does not abut an urban, rural or office residential zoning district;

~~m.~~ More than one building containing a permitted principal use on a lot;

~~n.~~ Day care facilities; provided, however, that outdoor play areas must be fenced;

~~o.~~ Group care homes and assisted living homes;

~~p~~**k.** Other uses approved pursuant to HCC 21.04.020;

~~q.~~ Indoor recreational facilities;

~~r. Outdoor recreational facilities.~~

21.26.040 Dimensional requirements.

The following dimensional requirements shall apply to all structures and uses in the General Commercial 2 District:

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

Section 9. Homer City Code Chapter 21.27, East End Mixed Use District is amended as follows:

21.27.020 Permitted uses and structures.

The following uses are permitted outright in the East End Mixed Use District, except when such use requires a conditional use permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

pp. Indoor and outdoor recreational facilities.

21.27.030 Conditional uses and structures.

The following conditional uses may be permitted in the East End Mixed Use District when authorized by conditional use permit issued in accordance with Chapter 21.71 HCC:

~~j. Indoor recreational facilities;~~

~~k. Outdoor recreational facilities;~~

21.27.040 Dimensional requirements.

The following dimensional requirements shall apply to all structures and uses in the East End Mixed Use District:

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

Section 10. This ordinance shall take effect upon its adoption by the Homer City Council.

Section 11. This ordinance is of a permanent and general character and shall be included in the City code.

ENACTED BY THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA, this ____ day of _____ 2022.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSON, MMC, CITY CLERK

YES:

NOES:

ABSTAIN:

ABSENT:

First Reading:

Public Reading:

Second Reading:

Effective Date:



City of Homer

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(f) 907-235-3118

Staff Report 22-60

TO: Homer Planning Commission **22-60**
FROM: Rick Abboud, City Planner, AICP
DATE: 9/15/2022
SUBJECT: Bidarki Creek No. 5 Preliminary Plat

Requested Action: Recommend approval of a preliminary plat to dedicate a cul de sac, and subdivide two lots into eleven lots.

General Information:

Applicants:	McKennen and Rachael Lamb	Tom Latimer, Orion Surveys
Kristen Lamb-Reilly	2585 Timpview Dr	PO Box 15025
2795 Rolling Meadows Dr	Provo, UT 84604	36570 Maria Rd
Provo, UT 84604		Fritz Creek, AK 99603
Location:	Sterling Highway, west of West Hill Road, just east of Bidarki Creek	
Parcel ID:	17525012, 17525013	
Size of Existing Lot(s):	1.01 and 2.11 acres	
Size of Proposed Lots(s):	11 lots of 10,000 to 12,000 square feet	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential, Vacant	
Surrounding Land Use:	North: Residential South: Vacant/residential East: Residential West: Residential	
Comprehensive Plan:	Chapter 4 item 1-C-1 Promote infill housing in all housing districts	
Wetland Status:	The 2005 wetland mapping shows wetlands along Bidarki Creek. The creek itself appears to be west of these properties.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 36 property owners of 30 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat dedicates a cul de sac, and subdivides two lots into eleven lots. Staff has had discussion with the surveyor that this subdivision may not extend beyond the preliminary plat phase. This development proposal may come back to the Planning Commission as a condominium project, which would use the Conditional Use Permit process. Please be aware if the applicant applies for a conditional use permit, all ex-parte communication must be disclosed.

Subdivision review

The City of Homer does not have code regarding lot configuration, or driveways on private property. The survey stated in his July 1, 2022 letter to the City that he would be asking an exception to KPB20.30.190(A) for lots 4,5 and 6, which requires lots be 60 feet in width at the building setback line. Additionally, he may ask for an exception to the 3:1 depth to width requirement, if needed. Generally, the City of Homer is not in favor of non-complaint lot configurations. These lots will be served by city water and waste water, so there are no issues with well and septic system separation. Providing physical and utility access quickly becomes challenging. However there is nothing in City code that prevents the use of a shared driveway to access future homes on lots 6-11. Shared driveway easement should be part of the platting process, as some lots will be undevelopable without it.

Commission should make recommendation regarding exceptions. The Applicant has met with Public Works and has made a workable plan for the development of the lots.

Land development/zoning issues

There are a few issues with this proposed development that are outside the platting process but will affect the development as proposed.

The surveyor letter states they will use Mutual Use Agreements for any decks and stairs that cross property lines, however Homer City Code does not allow for this type of encroachments into side yard setbacks. Lots 5 and 7 have a shared deck and stairwell that does not meet the 5 foot side yard setback requirement. This should be resolved prior to final platting or a zoning violation will be created by the platting action. Parking for a single family home must be provided on the zone lot.

Portions of this subdivision contain steep areas. Steep slope development regulations may apply, particularly for the installation of water and sewer lines to the building sites, as those must lie within the panhandle portion of each subject lot. Utility connections between the main lines in the right of way, and the home sites, must stay within the property lines of the parcel they serve.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet these requirements. Dedicate a 15 foot utility easement adjacent to all rights of way per HCC 22.10.051

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

Staff Response: The plat meets these requirements.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities in areas identified as public access corridors in the Homer Non-Motorized Transportation and Trail Plan, other plans adopted by the City Council, or as required by the Kenai Peninsula Borough Code.

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet this requirement; a street name is required for the new cul-de-sac.

- D. A vicinity map, drawn to scale showing location of proposed subdivision, north arrow if different from plat orientation, township and range, section lines, roads, political

boundaries and prominent natural and manmade features, such as shorelines or streams;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. The long shared driveway should be noted and preferably named for E 911 purposes. The shorter western shared driveway should be noted but does not need to be named.

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

Staff Response: The plat meets this requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- K. Within the limits of incorporated cities, the approximate location of known existing municipal wastewater and water mains, and other utilities within the subdivision and immediately abutting thereto or a statement from the city indicating which services are currently in place and available to each lot in the subdivision;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

- M. Approximate locations of slopes over 20 percent in grade and if contours are shown, the areas of the contours that exceed 20 percent grade shall be clearly labeled as such;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. Lots 5 and 7 have a shared deck and stairwell that does not meet the 5 foot side yard setback requirement.

- O. If the subdivision will be finalized in phases, all dedications for through streets as required by KPB 20.30.030 must be included in the first phase.

Staff Response: The plat meets these requirements.

Public Works Comments:

1. A Development Agreement is required. This will include but is not limited to water and waste water mainline extensions and construction of the new right of way dedication.

Fire Department Comments: No comments received.

Staff Recommendation:

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

1. Include a plat note stating "Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits."
2. Dedicate a 15 foot utility easement adjacent to all rights of way per HCC 22.10.051.
3. Resolve the deck and stairway encroachment between lots 5 and 7 and ensure all structures meet zoning code setback requirements.
4. All future development must meet applicable regulations at the time of construction, including setback requirements for decks and stairways.
5. A street name is required for the new cul-de-sac.
6. The long shared driveway easements should be noted on the plat and preferably named for E-911 purposes. The shorter western shared driveway easement should be noted on the plat but does not need to be named.
7. Verify property owners to be included on the plat.

Attachments:

1. Preliminary Plat
2. Working Drawing w/contours
3. Surveyor and Applicant Letters
4. Public Notice
5. Aerial Map

NOTES:

1. This subdivision is subject to Homer City Code.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
3. This subdivision is subject to the zoning regulations of the City of Homer. Portions of this subdivision may contain wetlands. Owners should consult with the City of Homer Planning Dept. and the Army Corps of Engineers prior to any development activity.
4. The location of the northerly edge of the ROW of the Sterling Highway is shown per Bidarka Creek No. 4 HM2012-27.
6. Per Plat HM2007-106 a 50' wide drainage easement on each side of the centerline of Bidarka Creek for maintenance purposes regarding drainage for the Sterling Highway.

LEGEND

- Found Survey Monument
- Set 2" Alcap on 5/8"x30" rebar
- Fire Hydrant
- Bollard
- Abandoned CMP Well
- Utility Pole with anchor

Line	Bearing	Distance
L1	S16°05'22"W	18.00'
L2	S73°54'38"E	21.52'
L3	S15°55'07"W	19.86'
L4	S23°53'05"W	38.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
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C8	50.00'	20.17'	20.04'	N44°42'33"W	23°06'57"
C9	230.00'	20.16'	20.15'	S30°38'25"E	5°01'19"
C10	230.00'	20.46'	20.46'	S25°34'50"E	5°05'51"
C11	230.00'	20.95'	20.94'	S20°25'20"E	5°13'10"
C12	230.00'	21.67'	21.66'	N15°06'49"W	5°23'52"
C13	230.00'	43.22'	43.16'	N07°01'52"W	10°46'02"
C14	766.20'	62.45'	62.43'	S64°53'29"E	4°40'12"
C15	766.20'	8.55'	8.55'	N67°32'47"W	0°38'23"
C16	766.20'	58.12'	58.11'	N70°02'21"W	4°20'46"
C17	766.20'	22.71'	22.71'	N73°03'41"W	1°41'53"

Wetlands areas per KWF
Wetland Assessment
(Typical)

Sterling Highway
ROW width varies

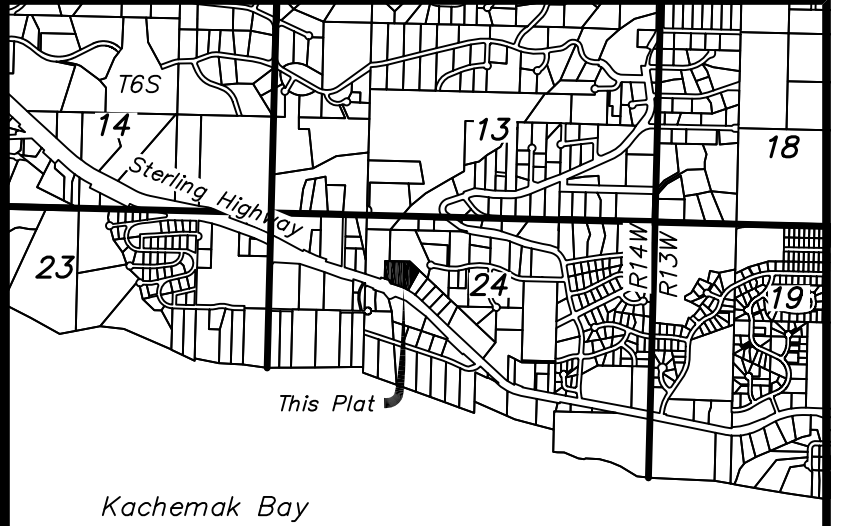


Plat Approval:

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 20____.

Kenai Peninsula Borough

By: _____
Authorized Official



VICINITY MAP 1" = 1/2 Mile

Ownership Certificate:

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

McKennen Lamb, for former Tract 2
2585 Timpview Dr.
Provo, UT 84604

Notary's Acknowledgement:

For _____
Acknowledged before me this ____ day of _____, 20____.

Notary Public for Alaska
My commission expires: _____

Rachael Lamb, for former Tract 2
2585 Timpview Dr.
Provo, UT 84604

Notary's Acknowledgement:

For _____
Acknowledged before me this ____ day of _____, 20____.

Notary Public for Alaska
My commission expires: _____

Kristen Lamb Reilly, for former Tract 1
2795 Rolling Hills Dr.
Provo, UT 84604

Notary's Acknowledgement:

For _____
Acknowledged before me this ____ day of _____, 20____.

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My commission expires: _____

WASTEWATER CERTIFICATE:
Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

Engineer _____ License # _____ Date _____

0 30 60 90

BIDARKI CREEK No. 5

A subdivision of Tracts 1 and 2
Bidarki Creek No. 4 HM2012-27
Within NW1/4, Sec. 14, T6S, R14W, SM,
in the City of Homer, Kenai Peninsula Borough,
Homer Recording District,
Third Judicial District, Alaska
Containing 3.114 Acres

Prepared for:
McKennen and Rachael Lamb
2585 Timpview Dr.
Provo, Utah 84604 and
Kristen Lamb Reilly
2795 Rolling Hills Dr.
Provo, Utah 84604

Prepared by:
Orion Surveys
PO Box 15025,
36570 Maria Road,
Fritz Creek, AK 99603
(907) 399-7028
tom@orionsurveys.com

Scale: 1"=30'
Date: 8/24/2022

FB: 24 Job# 965 KPB File No. 2022-_____

NOTES:

1. This subdivision is subject to Homer City Code.
2. No permanent structure shall be constructed or placed within a utility easement which would interfere with the ability of a utility to use the easement.
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6. Per Plat HM2007-106 a 50' wide drainage easement on each side of the centerline of Bidarka Creek for maintenance purposes regarding drainage for the Sterling Highway.

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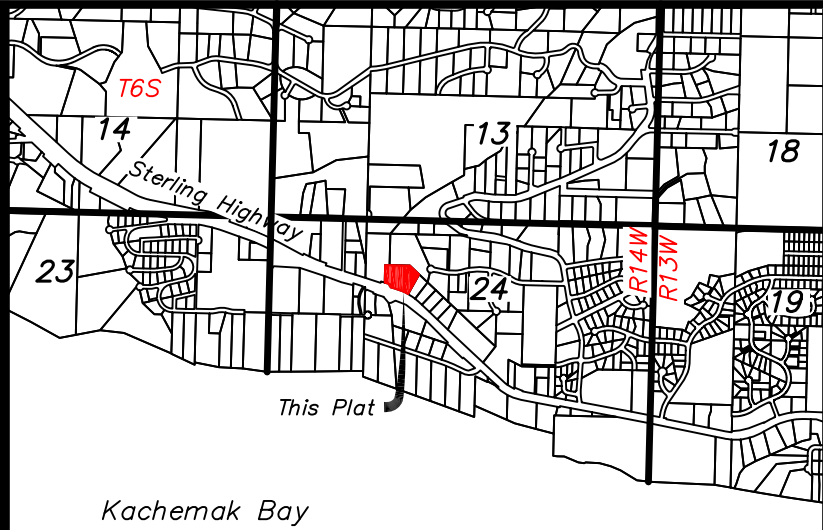
Plat Approval:

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 20____.

Kenai Peninsula Borough

By: _____

Authorized Official



VICINITY MAP 1" = 1/2 Mile

Ownership Certificate:

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

McKennen Lamb, for former Tract 2
2585 Timpview Dr.
Provo, UT 84604

Notary's Acknowledgement:

For _____
Acknowledged before me this _____ day of _____, 20____.

Notary Public for Alaska
My commission expires: _____

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Within NW1/4, Sec. 14, T6S, R14W, SM,
in the City of Homer, Kenai Peninsula Borough,
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Third Judicial District, Alaska
Containing 3.114 Acres

Prepared for:
McKennen and Rachael Lamb
2585 Timpview Dr.
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2795 Rolling Hills Dr.
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Prepared by:
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PO Box 15025,
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(907) 399-7028
tom@orionsurveys.com

Scale: 1"=30'

Date: 8/24/2022

FB: 24 Job# 965 KPB File No. 2022-

Orion Surveys
PO Box 15025
Fritz Creek, AK 99603

July 1, 2022,

Planning Staff,
City of Homer Planning Department
491 East Pioneer Avenue,
Homer, AK 99669

Re: Bidarka Creek 5, preliminary plat submittal

Staff,

Please find enclosed two full size copies and one reduced (11"x17") copy of this plat and check #295 for the ~~\$300.00~~ plat submittal fee.

\$1100.00 R

This proposed plat reconfigures two adjoining lots along the Sterling Highway on Baycrest hill into 11 lots. Additional right of way needs to be dedicated as shown. These lots are served by City water and sewer.

The owners plan to work with the city on a comprehensive development plan for all these lots. The plan generally is to build tiny houses on each lot using a Techno Metal post type foundation. Lot configurations are guided by this plan. All lots meet the current 10,000 Sq. Ft. size requirement for this zone.

The owners plan to grant Mutual Use Driveway Agreements to enable some common use of the flag portions of the lots if needed to meet city code for parking. They also plan to use Mutual Use Agreements for any decks that cross property lines as does the deck and stairs between Lots 5 and 7. This will allow for shared decks and stairs where applicable and will be addressed in the development plan with the city.

We plan to ask the KPB Plat Committee for exception to:

KPB 20.30.190 (A) for Lots 4, 5, and 6. While city code governs the setback on these lots these lots do not meet the borough requirement to be 60' wide at the building setback. While flag portions could be designed on these lots the configuration shown is governed by the existing houses. These lots will be difficult to evaluate for the 3:1 depth to width requirement but it is likely that Lots 4 and 5 will be close. If the KPB staff determines that these lots do not meet the 3:1 criteria we will be asking for exception to that part of the code also.

Please contact me if you have any questions.

Sincerely



Tom Latimer

encl

Full size paper plats (2)

Reduced paper plat (11"x17")

Plat fee \$300.00, Check #295

#1100⁰⁰
T2

July 6, 2022

Homer City, To Whom It May Concern:

I just wanted to do a quick introduction. Our family has been coming to Alaska every summer for the past almost 20 years. We LOVE Homer and have dreamed of having it as part of what we call “home”. My son and his wife (McKennen and Rachael Lamb) moved there a few years ago for work during the summers but made the decision last year to make it their year round home. (I miss them dearly and look for every opportunity to visit.)

My husband and I bought the property next to my son and we decided to create this development together so that we could find more ways to spend time there with them. My background is in interior design and construction but I also served on the planning commission for the Town of Woodland Hills in Utah. My greatest concern while I lived and served in WH was to make sure we were able to maintain the natural beauty that drew us there. We feel the same way about Homer. Our goal in this process is to create a beautiful gateway community that sets a standard anyone would be proud to call home.

There are several things we looked at while creating this site plan which we think you’ll appreciate.

1. We love the trees and wanted to protect them with as little disruption as possible, leaving the natural surroundings intact. As you’ll notice, we’ve designed the cul-de-sac into the natural clearing that’s already there. Although it’s not easily seen on the plat, the cul-de-sac is actually much farther away from the main road than it appears which we love. It lets you safely enter and exit the subdivision with one well designed access point instead of each lot trying to enter the busy road from multiple locations.
2. We wanted to make sure the homes could be placed in undisturbed locations as well which you can see on the plans with the tentative sample build zones. They are in natural clearings where beautiful usable yards can be easily maintained.
3. We’ve also thought through parking. Though we’ve shown the plat with the minimum 2 stalls per lot, we also wanted to consider the visiting guest as well. We’ve been that “guest” on many occasions over the years when we’ve come to visit Homer and parking was a bit challenging so we’ve planned a few extra “guests parking” spots off the road for good measure. We hope you don’t mind that we added those into the mix.
4. We wanted to create something that was affordable AND beautiful. The homes aren’t large but will be inviting and functional. Young couples or old would enjoy the beauty we are creating. Beautiful “affordable” homes are hard to find so we felt like this would be a perfect place.

We are excited to be part of the permanent community and want to help keep the natural beauty that exists and bring a fun vibe with us in all that we create together with the city of Homer. We are anxious to move forward so please let us know if we’ve missed anything.

Sincerely,
Kristen Lamb-Reilly (801-420-5812)

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Bidarki Creek No. 5 Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, August 3, 2022 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for August 3, 2022 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

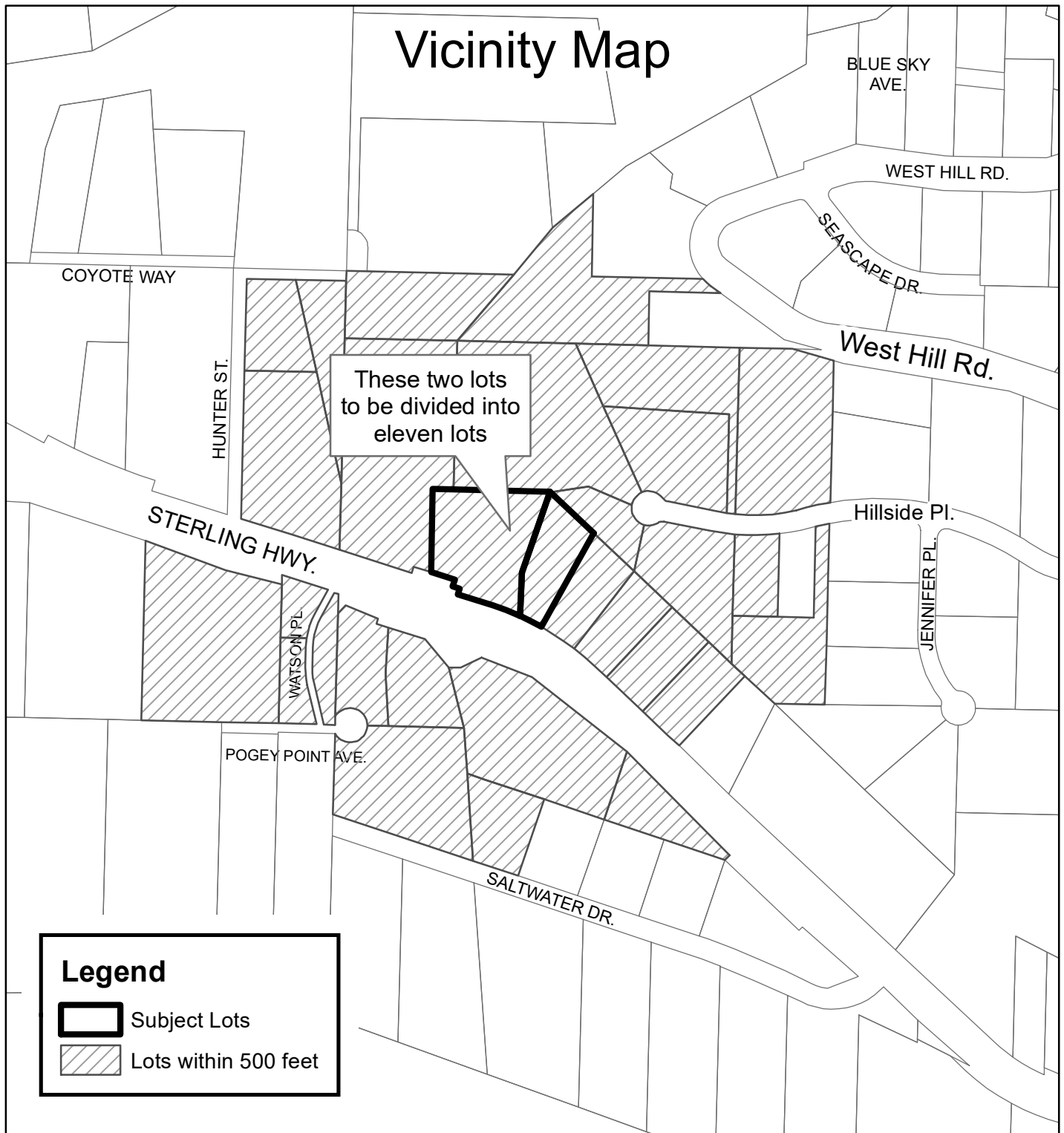
If you have questions or would like additional information, contact Rick Abboud at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map



Legend



Subject Lots



Lots within 500 feet



City of Homer
Planning and Zoning Department

July 21, 2022

Request for Bidarki Creek 5 Preliminary Plat

Marked lots are within 500 feet and
property owners notified.

0 250 500 Feet



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

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- Bollard
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- Utility Pole with anchor

Wetlands areas per KWF Wetland Assessment (Typical)

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C7	50.00'	27.41'	27.07'	S71°58'16"E	31°24'31"
C8	50.00'	20.17'	20.04'	N44°42'33"W	23°06'57"
C9	230.00'	20.16'	20.15'	S30°38'25"E	5°01'19"
C10	230.00'	20.46'	20.46'	S25°34'50"E	5°05'51"
C11	230.00'	20.95'	20.94'	S20°25'20"E	5°13'10"
C12	230.00'	21.67'	21.66'	N15°06'49"W	5°23'52"
C13	230.00'	43.22'	43.16'	N07°01'52"W	10°46'02"
C14	766.20'	62.45'	62.43'	S64°53'29"E	4°40'12"
C15	766.20'	8.55'	8.55'	N67°32'47"W	0°38'23"
C16	766.20'	58.12'	58.11'	N70°02'21"W	4°20'46"
C17	766.20'	22.71'	22.71'	N73°03'41"W	1°41'53"

Sterling Highway
ROW width varies

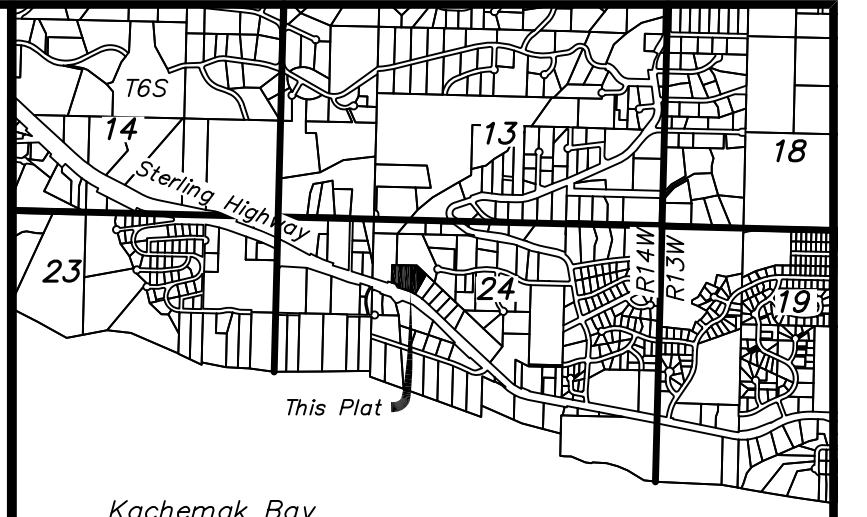


Plat Approval:

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of _____, 2022

Kenai Peninsula Borough

By: _____
Authorized Official



VICINITY MAP 1" = 1/2 Mile

Ownership Certificate:

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

McKennen Lamb
2585 Timpview Dr.
Provo, UT 84604

Notary's Acknowledgement:

For _____
Acknowledged before me this ____ day of _____, 20__.

Notary Public for Alaska
My commission expires: _____

Rachael Lamb
2585 Timpview Dr.
Provo, UT 84604

Notary's Acknowledgement:

For _____
Acknowledged before me this ____ day of _____, 20__.

Notary Public for Alaska
My commission expires: _____

WASTEWATER CERTIFICATE:

Plans for wastewater disposal that meet regulatory requirements are on file at the Department of Environmental Conservation.

Engineer _____ License # _____ Date _____

0 30 60 90

BIDARKI CREEK No. 5

A subdivision of Tracts 1 and 2
Bidarki Creek No. 4 HM2012-27
Within NW1/4, Sec. 14, T6S, R14W, SM,
in the City of Homer, Kenai Peninsula Borough,
Homer Recording District,
Third Judicial District, Alaska
Containing 3.114 Acres

Prepared for:
McKennen and Rachael Lamb
2585 Timpview Dr.
Provo, Utah 84604

Prepared by:
Orion Surveys
PO Box 15025,
36570 Maria Road,
Fritz Creek, AK 99603
(907) 399-7028
tom@orionsurveys.com

Scale: 1"=30'
FB: 24 Job# 965 Date: 5/5/2022
KPB File No. 2022-_____

Aerial Map



City of Homer
Planning and Zoning Department

July 21, 2022

Request for Bidarki Creek 5 Preliminary Plat

Marked lots are within 500 feet and
property owners notified.

0 250 500 Feet



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

AUG 02 2022 PM 01:50
RT

August 2, 2022

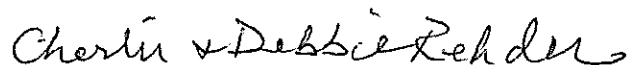
Attention: Homer Planning Commission

We have major concerns about the new Bidarki Creek No.5 Preliminary Plat that is up for consideration.

Since we are zoned Rural Residential and would like to remain that way, we feel this proposed subdivision is too dense in relationship to the surrounding area and the watershed needs to be factored in. We would request that no exceptions to our current rules and regulations be made for the newly proposed subdivision.

As lifelong Homer residents, we feel there is enough Urban Residential area East of West Hill and would like to maintain the Rural Residential feel that we currently have.

Thank you for your time,

A handwritten signature in cursive script, appearing to read "Charlie & Debbie Rehder".

Charlie and Debbie Rehder

From: [Travis Brown](#)
To: [Rick Abboud](#)
Subject: FW: Written Testimony for Commission/Board Meetings
Date: Tuesday, August 2, 2022 10:31:01 AM

Just want to make sure you got this

From: Jeffres <homer-ak@municodeweb.com>
Sent: Tuesday, August 2, 2022 4:46 AM
To: Travis Brown <tbrown@ci.homer.ak.us>
Subject: Written Testimony for Commission/Board Meetings

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

Written Testimony for the Planning Commission Name: Susan Jeffres Email: FJeffres@msn.com Phone: 303-909-4280 Residency: City Resident Meeting to Participate In: Planning Commission Regular Meeting Wed, 08/03 Plat Consideration (Planning Commission Only) - Citizens may comment on plats scheduled for consideration. Bidarki Creek No. 5 Written Testimony: I am writing in opposition to the proposed platting change to Bidarki Creek No. 5. We live on 7-A and have first hand knowledge of the drainage issues and steep slopes that some of these lots will have. Also, with the watershed right there, the environmental impact is huge. Additionally, the density of housing is not in keeping with the surrounding neighborhood. Please abide by the codes and regulations already in place and deny this change.

Electronic Signature: Susan Jeffres Submitted on Tuesday, August 2, 2022 - 4:45am The results of this submission may be viewed at: <https://www.cityofhomer-ak.gov/node/60481/submission/49651>



City of Homer

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(f) 907-235-3143

Memorandum

TO: HOMER PLANNING COMMISSION

FROM: RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

DATE: SEPTEMBER 21, 2022

SUBJECT: FINAL DRAFT MEMORANDUM ON RECOMMENDATIONS FOR ORDINANCE 22-42

Following is the draft memorandum to Council for the review by the Commission. This will be going into the Council packet for the September 26, 2022 meeting. I am requesting the Commission to review and provide any additional recommendations.

An excerpt of the minutes for that discussion will also be included with the memorandum.

Upon review of the minutes the Commission only had one worksession and meeting on Ordinance 22-42.

Any amendments to the draft will be made and submitted to the City Clerk for inclusion in the packet Thursday morning.

Recommendation:

Review and make corrections as needed. Make any additional recommendations by motion.



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Planning

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(f) 907-235-3118

Memorandum

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
FROM: HOMER PLANNING COMMISSION
THRU: ROB DUMOUCHEL, CITY MANAGER
DATE: SEPTEMBER 26, 2022
SUBJECT: RECOMMENDATIONS ON ORDINANCE 22-42

Background:

City Council referred Ordinance 22-42 to the Planning Commission for input at their regular meeting of July 25, 2022.

Ordinance 22-42 came before the Commission at the regular meeting on August 17, 2022. Councilmembers Erickson and Davis attended the worksession and provided comment on the Ordinance prior to the regular meeting.

At the September 7, 2022 meeting date the Commission devoted an entire worksession to discuss the ordinance and the intent of Council and addressed the item at their regular meeting under Pending Business.

Recommendations:

1. Vote Ordinance 22-42 down as written to allow:
 - a. The Planning Commission to expend the proper time to develop responsible and reasonable development standards to avoid possible future litigation and not dissuade desirable development; and
 - b. Update and refine the definitions regarding road descriptors; and
 - c. Provide the Commission further direction on the deliverables that City Council expects.
2. Currently the Master Transportation Plan is in development which will include updates to all adopted transportation related plans and Council should delay action until this is completed.
3. The Planning Department requires resources with expertise in Transportation Planning.
4. The Planning Commission is very supportive of implementing Non-Motorized Transportation.

Attachment:

Excerpt of the September 7, 2022 Unapproved Meeting Minutes

B. Staff Report 22-57, Review of Ordinance 22-42, Sidewalks

Chair Smith introduced the topic and deferred to City Planner Abboud.

City Planner Abboud provided a summary of Staff Report 22-57 for the Commission. He noted the points from the worksession; reviewed the discussion and recommendation from the Parks, Art, Recreation & Culture Advisory Commission; and that a future worksession will be had with Julie Engebretsen and Brad Parsons who will be making a presentation to the Commission in relationship with the current transportation planning when fully developed.

Chair Smith reiterated the recommendations of the City Planner and then noted the ordinance in the packet with proposed amendments.

City Planner Abboud facilitated discussion and responded to questions and comments on the following:

- Commission putting forth an ordinance that applies to the general requirements that developers must construct sidewalks/non-motorized transportation when proposing a development.
 - o Using generic terms within the ordinance since there is an unknown on where the development will be constructed, how large it will be, etc. This action may appease the citizenry that Council has taken steps to address their concerns.
 - o City Attorney input would be required
- The City has or maintains the road once they are constructed to the required standards. If a road exists does the City has the authority to require pedestrian amenities in current developments such as Quiet Creek or Lillian Walli.
 - o If it is platted with the dedication it does come under the authority of the City
- Commission express that their concerns are shared and would like to receive more direction or setting the stage to move forward.
- Concern expressed if the Commission issued some vague regulations or requirements that may lead to litigation. It would not be difficult to bring in experts to provide minimum standards required to develop those criteria for roads and developments to have pedestrian friendly travel options.
- The Commission will gain more information when they hear the presentation from Mr. Parsons.
- Commission should submit a memo to Council requesting an additional six weeks to submit their recommendations, stating the Commission is working on this.
- The list of documents shown in the packet on page 72 are dated – Design Criteria Manual April 1985 Revised February 1987; Master Roads & Streets Plan 1986; and The Non-Motorized Transportation & Trail Plan 2004
- The Ordinance 22-42 was submitted by Council those amendments are made by Councilmembers Davis and Erickson.
 - o This does not legally accomplish the intent of the Councilmembers as defined in Staff Reports 22-22-57, 22-54 and Memorandum dated August 8, 2022 re: Trails & Sidewalks in Code and Plans

City Planner Abboud reiterated the Council request to the Commission is to review this.

Deputy City Clerk Krause responded that Ordinance 22-42 is schedule for Public Hearing and Second Reading and the Council referred it to the Planning Commission and Parks Commission for their recommendations. Council can adopt the Commission recommendations and postpone action on it, vote down or vote to approve this ordinance. It is the decision of the Council.

City Planner Abboud stated that the recommendations need to come from the Commission and the Clerk is very competent and will draft the memorandum to Council from the list given. She is very good at that.

Discussion ensued on the content of the recommendations to Council by the Commission. Further discussion included points of why the Commission is requesting Council delay action on this subject due to the actions being taken by various personnel and recommending a moratorium on new developments like the moratorium on new medical office development when they were working on the creation of a medical district.

City Planner Abboud stated that he could not support a moratorium on development as there is no definitive time frame.

Commissioner Highland advocated for the Commission to include some time frame for action and regulations to be in place as Councilmembers Erickson and Davis requested.

City Planner Abboud facilitated further discussion on:

- Existing requirements for including easements in developments
- Requirements outlined in the Comprehensive Plan provide the Commission or City the authority the requirement to have sidewalks
- The existing road standards, who then pays for the sidewalk to be installed
- Where would a future development be constructed within central location, the one possible location would only have a small cul de sac
 - o This leaves development in the outlying areas of the city
- Could a utility easement be used for pedestrian paths or sidewalks
 - o In theory a sidewalk could be built in a utility easement
 - o No requirements for a pedestrian access to be concrete or asphalt
 - o This would provide a dedication but City Code would require amendments

Deputy City Clerk Krause responded to Chair Smith that the minutes of the meeting are a permanent record so can be included or attached to the memorandum so Council is fully aware of the Commission's concern. The memorandum is submitted to Council in response to their referral of Ordinance 22-42 and it will then be their decision to take action or not on the Commission's recommendation.

City Planner Abboud noted that the information in his Staff Reports are available, he then noted that the funding would probably come to Planning but currently they are working on the Public input portion.

Deputy City Clerk Krause noted that she did not get some of what would be consider valid points down, such as possible litigation, which can be included as well when the recording is listened to later.

HIGHLAND/BARNWELL MOVED THE PLANNING COMMISSION, SUBMITS A MEMORANDUM TO CITY COUNCIL REGARDING ORDINANCE 22-42 WITH THE FOLLOWING CONTENT AS READ BY DEPUTY CITY CLERK KRAUSE:

AFTER TWO MEETINGS AND TWO WORKSESSIONS OF ROBUST DISCUSSION REGARDING ORDINANCE 22-42 THE PLANNING COMMISSION RECOMMENDS TO CITY COUNCIL THE FOLLOWING ACTION:

1. VOTE ORDINANCE 22-42 DOWN AS WRITTEN TO ALLOW:
 - a. THE PLANNING COMMISSION TO BE ABLE TO EXPEND THE PROPER TIME TO DEVELOP RESPONSIBLE AND REASONABLE DEVELOPMENT STANDARDS TO AVOID FUTURE LITIGATION AND NOT DISUADE DESIRABLE DEVELOPMENT; AND
 - b. CURRENTLY THE HOMER NON-MOTORIZED TRANSPORTATION & TRAILS PLAN IS IN THE BEGINNING PROCESS OF BEING UPDATED; AND
 - c. DEFINITIONS REQUIRE REFINEMENT REGARDING ROAD DESCRIPTORS; AND
 - d. THE PLANNING DEPARTMENT REQUIRES RESOURCES WITH EXPERTISE IN TRANSPORTATION; AND
 - e. THE PLANNING COMMISSION IS REQUESTING FURTHER DIRECTION ON THE DELIVERABLES THAT CITY COUNCIL DESIRES; AND
 - f. THE PLANNING COMMISSION IS VERY SUPPORTIVE OF IMPLEMENTING NON-MOTORIZED TRANSPORTATION.

BARNWELL/VENUTI MOVED TO AMEND THE MOTION TO CORRECT NON-MOTORIZED TRANSPORTATION & TRAILS PLAN TO TRANSPORTATION PLAN.

Chair Smith asked if there was any additional comments.

STARK/BARNWELL MOVED TO AMEND THE AMENDMENT TO INCLUDE AVOIDING FUTURE LITIGATION AND NOT DISSUADE DESIRABLE DEVELOPMENT AT THE END OF FIRST BULLET POINT.

There was a brief discussion on proposing another amendment.

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

Motion carried.

Deputy City Clerk Krause restated the primary amendment as amended to the main motion at the request of Chair Smith:

“Moved to amend the motion to correct “Non-Motorized Trails and Transportation Plan” to “Transportation Plan” and amend the line after “development standards” by adding, “to avoid future litigation and not dissuade desirable development.”

Commissioner Highland requested clarification on the Transportation Plan versus Homer Non-motorized Trails and Transportation Plan.

City Planner Abboud stated that all the documents will be wrapped into one updated Transportation Plan and the consultant is working on all aspects that are elements of that plan.

There was a brief comment regarding the funding part is the scope of what they are working on includes sidewalks and specifying parameters and requirements are for the new developments.

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

Motion carried.

Chair Smith inquired if there was further discussion on the main motion as amended, noting the secondary and primary amendments to the motion that were just passed.

VOTE. (Main as amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.



City of Homer

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Memorandum

TO: BOARD, COMMISSION, AND COMMITTEE MEMBERS
FROM: MELISSA JACOBSEN, MMC, CITY CLERK
DATE: SEPTEMBER 15, 2022
SUBJECT: IMPLEMENTATION OF NEW AGENDA MANAGEMENT SOFTWARE

The Clerk's office staff currently uses a product called Municode Meetings to compile and publish agendas and packets for Council, the Board, Commissions, and Committees. Earlier this year we met with two other companies that provide agenda management services and have selected iCompass.

iCompass provides improved internal routing capabilities to assist staff in preparation for Council, Board, Commission, and Committee packets. There is an app available if you're a tablet user and if not there will be easy access through the online portal on the City website. It also has an easy to use public-facing portal for citizens to stay informed on meeting schedules and agendas.

Although the new software won't go live until the first of the new year, we will be using it internally, so next month you'll start to see the changes in your packet materials. As we make this transition we will present at each groups meeting to give you an overview of how to navigate the new software.

If you'd like a quick peek at what's to come, visit the following municipality webpages to see what the iCompass public portal offers:

- City of Wasilla: <https://cityofwasilla.civicweb.net/Portal>
- Village of Lisle: <https://villageoflisle.civicweb.net/portal/>

PLANNING COMMISSION ANNUAL CALENDAR
FOR THE 2022 MEETING SCHEDULE

<u>MEETING DATE</u>	<u>SCHEDULED EVENTS OR AGENDA ITEM</u>
JANUARY 2022	
FEBRUARY 2022	PC training: legislative vs quasi-judicial decisions; decisions and findings
MARCH 2022	Guest speaker and training: KPB Platting/Planning AK APA Conference
APRIL 2022	2018 Comprehensive Plan Review / HNMTP
MAY 2022	Transportation work session with Public Works
JUNE 2022	Reappointment Applications Deadline
JULY 2022	Reappointments Spit Plan Review / Transportation Plan (One meeting this month)
AUGUST 2022	Election of Officers (Chair, Vice Chair) PC training: Roberts rules, OMA Capital Improvement Plan Review
SEPTEMBER 2022	Economic Development speaker (such as KPEDD, chamber, SBA,)
OCTOBER 2022	Floodplain or other hazard regulations overview...connect dots between comp plan and our current regs
NOVEMBER 2022	(One meeting this month) Review and Approve the 2022 Meeting Schedule
DECEMBER 2022	(One meeting this month) Review Bylaws, and Policies and Procedures / Town Center Plan

Semi Annually: PW project update

Odd Years: 2018 Comprehensive Plan (April) Homer Spit Plan, (July), Review Bylaws, and Policies
and Procedures (December)

Even Years: HNMTP (April), Transportation Plan (July), Town Center Plan (December)



City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: September 7, 2022
SUBJECT: City Manager's Report for September 12, 2022 Council Meeting

Main Street Sidewalk Construction

The Main Street Sidewalk project continues to march up the hill. The section from Pioneer Ave to Fairview Ave is ready to be paved and we're waiting for the confluence of asphalt availability and rain-free weather to do this. The rain is a challenge because it washes away the prepared subgrade. The upper section, from Fairview to Dehel involves some serious storm drain work, so the contractor is doing that section last.



US Coast Guard Meet and Greet

Lieutenant Commander Winterberger, who recently took command of the Coast Guard Cutter Hickory, and her executive officer Lieutenant Davis joined Harbormaster Bryan Hawkins, Deputy Harbormaster Matt Clarke, Assistant to the City Manager Christine Drais, and I for an informal lunch at City Hall to talk about how we can best work together with Coast Guard members and families while they're in Homer. We talked about a wide range of things like housing, harbor expansion, recreation, volunteer opportunities, and the City

Council priority of becoming recognized under the Coast Guard City program. I'm excited to continue to strengthen our relationship with the Coast Guard and we all look forward to next year when the USCGC Aspen will arrive in Homer as a replacement to the Hickory.



Harbor Visit with Murkowski Staffer

Kevin Swanson, a Legislative Assistant to Senator Murkowski, visited Harbormaster Hawkins and I to discuss the large vessel expansion project. We were able to share a lot of information with Kevin and he explained a lot of the bureaucratic elements required to take a project from the receipt of federal funds to an actual construction project.

Murkowski Grant Symposium

At the time of this report's writing, I am in Anchorage to attend a grant symposium hosted by Senator Murkowski's office which is followed by two more days of programming sponsored in part by the Alaska Municipal League. One take away from the first day of the event is that Alaskan municipalities should not underestimate the complexity and the challenge of competing for federal funds. I believe that Homer has taken great efforts to set ourselves up for success by partnering with firms like HDR and R&M Engineering to prepare technical grant applications and conduct studies in preparation for upcoming grant cycles. I'm currently planning to attend further sessions on transportation and water/sewer funding after this report is submitted.

4th Quarter Sales Tax

Sales tax numbers are in from the Borough, and they are strong for the 4th quarter of FY22 (or second quarter of the 2022 calendar year). We had \$76M in taxable sales which generated \$3.7M in local sales taxes (does not include remote sales tax). This is an increase of 9% over 2021 and 32% over 2019. The total expected sales tax revenue for FY22, per Kenai Peninsula Borough and ARSSTC (Alaska Remote Sellers Sales Tax Commission) reporting, should be approximately \$12.3M.

Emergency Repair at Spencer Drive/Paradise Place

Within the last 2 weeks, the road crew, conducting routine maintenance, noticed a collapsed culvert on Paradise Place. We immediately searched for replacement materials, which was not easy because the existing culvert is larger than what we normally have in our inventory or what can be sourced locally. We were able to cobble together pipe from multiple sources, so that when the culvert was ultimately washed out with last week's rain deluge, we had replacement materials on hand. Public Works did not have sufficient staff capacity to do the job in-house. East Road Services was able to provide support by delaying some of their contracted KPB road grading work to help us dig out the failed culvert and put the road back into service.

Rotary Presentation

On September 1st, I visited Rotary to give a talk on the City Council's 2022 priorities as determined by our two-day visioning work session in March. We covered a lot of ground very quickly, and the audience had some very good questions at the end of my talk. This report is accompanied by a quarterly update memo regarding the progress made so far on Council priorities.

Lease Management

In April, staff began discussing lease management challenges and potential solutions. We have moved the bulk of the front-end lease administration to City Hall instead of the Port. The Clerk's Office and Economic Development will team up to help new applicants vet ideas for code compliance and navigate the City's lease process. Attached to this report is a memo from Deputy City Clerk Rachel Tussey to the Port & Harbor Commission explaining what's changing and what's staying the same.

AML Visit – We're Hosting the 2023 Summer Conference

Homer is slated to host the 2023 Alaska Municipal League summer conference. The City had bid on this a couple years before I arrived in Homer, but COVID delayed our turn to host by a few years. As part of the preparation for the conference, we hosted AML staffer Portland Highbaugh and helped her scout locations for the conference, receptions, etc. Assistant to the City Manager Christine Drais will be assisting Portland on the City-side of the conference. We look forward to hosting AML next year!

Fire Fleet Challenges

As we have discussed in the past, much of our fire fleet is quite old and beyond what would be the typical service life for these types of emergency vehicles. During the week of August 29th, we found ourselves in a fire fleet dilemma caused by the age and condition of these vehicles. Four out of five pumping apparatus were out of commission simultaneously. There was a period of time during which we had to notice our mutual aid partners that we would be unable to respond for requests involving pumps or water. We would still provide personnel in rescues or utility vehicles if needed. Public Works motor pool has been working with the Volunteer Fire Department to get our pumping apparatus back on the streets, but we will need to continue to work towards replacements for our fire fleet.

Short Term Rentals – Work Session in October

The special projects team is preparing to discuss short term rentals (STRs) with Council in October. We've completed some research related to the current context in Homer and various cases throughout the western United States. We are aiming to get in brief discussions with the Economic Development Commission and Chamber of Commerce before engaging the Council on the topic in a work session. We anticipate a follow up work session will be held to work on potential solutions.

Enclosures:

1. FY22 Q4 Report from Finance Director
2. 2022 Visioning Session Follow Up #2
3. Letter from the Department of the Navy Re: Alaska Navy Training Activities Final Supplemental EIS/OEIS Statement



City of Homer

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Finance Department

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Memorandum

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Elizabeth Walton, Finance Director
DATE: September 7, 2022
SUBJECT: Calendar Year 2nd Quarter Sales Tax Analysis

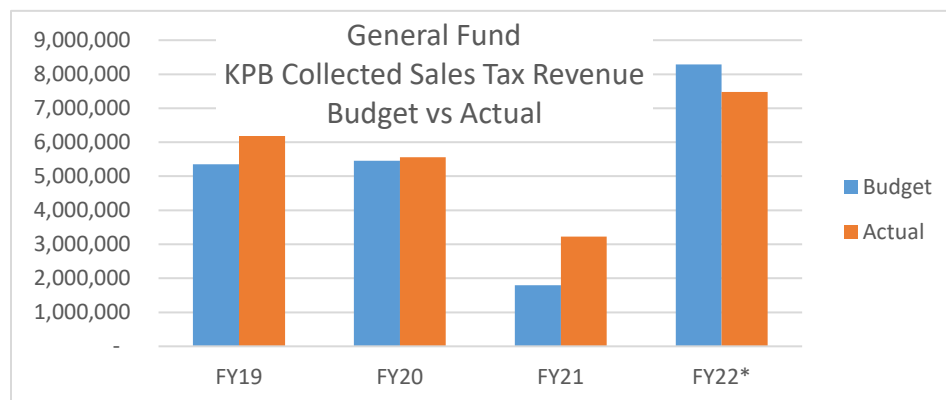
The purpose of this memo is to provide an analysis of sales tax revenue received to date for Fiscal Year 2022. Also provided in this memo is contextual information associated with taxable sales figures for the 2nd quarter of calendar year 2022 (now 4th quarter of fiscal year 2022 with the change in City fiscal year which went into effect on July 1, 2021).

Citywide Sales Tax Revenue Analysis:

The City of Homer had another stellar year in sales tax revenue. For the first time in history, the City was able to generate over \$12 million in revenue factoring in both sales tax collected by Kenai Peninsula Borough (KPB) and Alaska Remote Sellers Sales Tax Commission (ARSSTC).

General Fund Sales Tax Revenue Analysis:

City Council approved Ordinance 22-20 to provide for necessary mid-biennium budget amendments. The General Fund FY22 budgeted sales tax revenue was increased to \$8,285,547, with an additional \$207,225 budgeted for remote sales tax. Actual current sales tax revenue for FY22 (July 1, 2021 – June 30, 2022) for the City's General Fund is \$7,480,018 in KPB collected sales tax and \$358,088 in ARSSTC collected sales tax.



***FY22 data is reflective of sales tax revenue received July 2021 – June 2022.**

We took an aggressive amendment approach in sales tax and, unfortunately we didn't meet those marks. However, the General Fund is still estimated to end FY22 with an operating surplus of roughly \$595k.

Basic Sales Tax Information:

Sales tax is one of the primary drivers of revenue for the General Fund as it represents roughly 57% of total projected revenue for the FY22 amended budget. Consumers in Homer pay a sales tax rate of 7.85%. Of that, 3% goes to the Kenai Peninsula Borough while the other 4.85% is remitted to the City of Homer. The majority of City sales tax (3%) collected goes to the General Fund to cover the expenses associated with providing core services. Other dedicated purposes of the City of Homer share of sales tax are as follows: HART (0.75%), HAWSP (0.75%), Public Safety Operations and Infrastructure (0.35%).

Sales Tax Destination	Sales Tax Amount Charged to Consumers*
Kenai Peninsula Borough	3%
Homer General Fund	3%
Homer Accelerated Roads and Trails	.75%
Homer Accelerated Water and Sewer Program	.75%
Homer Police Station	.35%

*Sales tax is only charged on the first \$500 of a single purchase

An important reminder is that the City of Homer does not collect sales tax directly. The City elects for the Kenai Peninsula Borough to collect, administer and then remit sales tax revenue to us. KPB remits sales tax revenue to the City on a monthly basis, but there is a two month "lag" in the revenue received. This means that the revenue that is received by the City in one month is not a reflection on sales tax actually earned in that particular month. Finance makes an accounting entry at the end of the year to adjust for this delay. This is important to keep in mind when comparing sales tax revenue received vs. taxable sales.

Enclosures:

Accompanying this memo are three documents to help provide context to the historical trends associated with sales tax revenue.

Attachment A provides a data set of Line of Business (LOB) taxable sales for the calendar year 2nd quarter going back to 2019. The LOB categories are determined and reported by the Kenai Peninsula Borough. The biggest dollar share in taxable sales has historically come from the Retail Trade sector and this quarter is no different. This sector experienced a 10% increase in taxable sales value comparative to the 2st quarter in 2021 and a 33% increase over 2019. Overall, the City experienced a roughly 9% increase in taxable sales comparative to the 2nd quarter in 2021 and a 32% increase over 2019.

Attachment B provides a data set comparing the LOB taxable sales on a calendar year quarterly basis back to 2018.

Attachment C provides a comparison of ARSSTC sales tax revenue collected in FY22 versus the same time period for the previous year (July 1, 2020 – June 30, 2021).

Attachment A
LOB Taxable Sales
Calendar Year 2nd Quarter
Presented September 7, 2022

	2019	2020	2021	2022	% Δ 2022 - 2021	% Δ 2022 - 2019
ADMINISTRATIVE, WASTE MAN	211,749	115,955	200,697	324,802	62%	53%
AGRICULTURE, FORESTRY, FI	160,020	111,415	163,842	176,334	8%	10%
ARTS AND ENTERTAINMENT	548,940	165,688	514,908	666,826	30%	21%
CONSTRUCTION CONTRACTING	373,100	392,005	416,849	567,424	36%	52%
EDUCATIONAL SERVICES	56,928	42,283	44,623	44,104	-1%	-23%
FINANCE AND INSURANCE	36,654	19,785	25,729	36,268	41%	-1%
GUIDING LAND	125,677	42,822	88,796	221,001	149%	76%
GUIDING WATER	2,985,820	1,359,274	4,896,767	5,320,656	9%	78%
HEALTH CARE AND SOCIAL AS	62,473	15,422	52,394	51,501	-2%	-18%
HOTEL/MOTEL/BED & BREAKFA	4,629,194	2,828,851	6,938,219	6,826,494	-2%	47%
INFORMATION	978,052	883,165	747,268	683,772	-8%	-30%
MANAGEMENT OF COMPANIES	126,214	10,508	-	-	0%	-100%
MANUFACTURING	756,819	505,214	713,612	745,971	5%	-1%
MINING/QUARRYING	1,150	14,961	28,586	39,106	37%	3301%
PROFESSIONAL, SCIENTIFIC	785,571	767,048	857,983	1,066,768	24%	36%
PUBLIC ADMINISTRATION	1,432,737	1,368,423	1,466,313	1,484,029	1%	4%
REMEDATION SERVICES	-	-	-	-	0%	0%
RENTAL COMMERCIAL PROPERT	99,765	80,696	72,545	99,435	37%	0%
RENTAL NON-RESIDENTAL PRO	184,240	90,896	155,709	175,069	12%	-5%
RENTAL PERSONAL PROPERTY	221,419	194,678	214,495	262,709	22%	19%
RENTAL RESIDENTAL PROPERT	1,632,238	1,402,570	1,703,802	1,656,775	-3%	2%
RENTAL OF SELF-STORAGE &	272,863	271,739	289,507	349,083	21%	28%
RESTAURANT/BAR	6,848,886	3,762,292	8,170,597	9,253,459	13%	35%
RETAIL TRADE	29,033,873	27,598,497	34,839,450	38,480,818	10%	33%
SERVICES	2,701,456	2,196,866	2,875,372	3,342,943	16%	24%
TELECOMMUNICATIONS-CABLE	6,282	516	1,389	3,110	124%	-50%
TELECOMMUNICATIONS	337,618	440,569	490,947	511,475	4%	51%
TIMBERING	-	-	-	-	0%	0%
TRANSPORTATION AND WAREHO	925,578	347,778	1,209,752	1,279,464	6%	38%
UTILITIES	2,114,934	2,197,539	2,348,284	2,244,714	-4%	6%
WHOLESALE TRADE	398,831	338,319	450,299	518,681	15%	30%
TOTAL	58,049,081	47,565,777	69,978,734	76,432,789	9%	32%

Applied Sales Tax 4.85%*

General Fund	1,770,497	1,450,756	2,134,351	2,331,200	196,849	560,703
HAWSP	435,368	356,743	524,841	573,246	48,405	137,878
HART-Roads	391,831	321,069	472,356	515,921	43,565	124,090
HART-Trails	43,537	35,674	52,484	57,325	4,841	13,788
Police Station - Debt Service	174,147	142,697	209,936	229,298	19,362	55,151
Total Applied Sales Tax	2,815,380	2,306,940	3,393,969	3,706,990	313,022	891,610

*Applied rate of 4.85% is used here for comparison puposes only. This value is derived by mutiplying the total taxable sales by the sales tax rate.

This chart represents taxable sales that are collected by KPB and does not include taxable sales collected by ARSSTC.

Attachment B
LOB Taxable Sales
Calendar Year - Quarterly
Presented September 7, 2022

	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022
ADMINISTRATIVE, WASTE MAN	136,996	211,749	202,322	166,876	126,571	115,955	162,542	152,225	158,366	200,697	317,064	229,764	295,790	324,802	-	-
AGRICULTURE, FORESTRY, FI	640,248	160,020	202,286	44,149	18,712	111,415	187,204	41,097	18,509	163,842	221,045	47,153	24,724	176,334	-	-
ARTS AND ENTERTAINMENT	253,475	548,940	731,228	303,677	216,312	165,688	477,017	145,134	147,074	514,908	879,483	259,658	240,471	666,826	-	-
CONSTRUCTION CONTRACTING	333,640	373,100	336,222	364,590	367,431	392,005	397,914	487,741	491,123	416,849	473,646	538,442	565,053	567,424	-	-
EDUCATIONAL SERVICES	58,316	56,928	75,184	90,528	72,931	42,283	44,879	58,566	53,019	44,623	52,725	52,301	55,009	44,104	-	-
FINANCE AND INSURANCE	28,275	36,654	29,481	26,563	26,553	19,785	40,410	25,265	24,390	25,729	22,441	20,505	26,599	36,268	-	-
GUIDING LAND	-	125,677	258,602	-	-	42,822	79,186	477	-	88,796	188,069	99	-	221,001	-	-
GUIDING WATER	187,753	2,985,820	5,988,975	120,809	110,697	1,359,274	4,822,074	193,829	274,578	4,896,767	9,582,806	368,104	318,865	5,320,656	-	-
HEALTH CARE AND SOCIAL AS	78,958	62,473	45,090	38,063	21,795	15,422	28,941	16,437	11,280	52,394	112,550	16,517	15,647	51,501	-	-
HOTEL/MOTEL/BED & BREAKFA	1,543,084	4,629,194	8,375,973	1,734,109	1,279,481	2,828,851	6,389,397	1,710,573	1,865,239	6,938,219	10,468,820	2,195,084	1,922,123	6,826,494	-	-
INFORMATION	984,852	978,052	1,037,924	992,162	983,669	883,165	935,171	710,741	669,902	747,268	716,705	696,968	632,312	683,772	-	-
MANAGEMENT OF COMPANIES	-	126,214	311,026	-	-	10,508	-	-	-	-	-	-	-	-	-	-
MANUFACTURING	281,903	756,819	715,234	406,462	344,961	505,214	687,424	428,970	417,190	713,612	850,127	381,130	361,202	745,971	-	-
MINING/QUARRYING	150	1,150	10,926	19,981	3,220	14,961	26,838	21,611	3,618	28,586	42,077	21,916	5,727	39,106	-	-
PROFESSIONAL, SCIENTIFIC	648,929	785,571	761,163	635,037	702,504	767,048	823,623	763,313	856,513	857,983	819,924	801,164	906,461	1,066,768	-	-
PUBLIC ADMINISTRATION	829,928	1,432,737	2,845,900	1,022,188	971,581	1,368,423	3,105,875	874,562	866,942	1,466,313	2,921,998	1,262,184	884,360	1,484,029	-	-
REMEDATION SERVICES	33,767	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RENTAL COMMERCIAL PROPERT	196,565	99,765	95,207	60,191	58,935	80,696	81,163	71,944	62,633	72,545	92,538	93,266	76,753	99,435	-	-
RENTAL NON-RESIDENTIAL PRO	138,064	184,240	234,955	126,417	92,816	90,896	129,139	96,490	89,296	155,709	201,955	132,963	103,531	175,069	-	-
RENTAL PERSONAL PROPERTY	141,046	221,419	229,691	174,262	165,835	194,678	216,695	192,495	172,735	214,495	287,696	190,524	282,384	262,709	-	-
RENTAL RESIDENTIAL PROPERT	1,077,295	1,632,238	1,834,018	1,116,156	1,101,887	1,402,570	1,708,348	1,140,114	1,085,363	1,703,802	2,044,382	1,174,940	161,082	1,656,775	-	-
RENTAL OF SELF-STORAGE &	217,415	272,863	537,757	294,635	231,287	271,739	570,643	322,683	230,502	289,507	683,119	337,600	1,232,743	349,083	-	-
RESTAURANT/BAR	3,179,549	6,848,886	9,553,633	3,501,273	2,514,895	3,762,292	6,529,920	2,851,904	2,841,878	8,170,597	11,337,427	3,827,710	3,349,204	9,253,459	-	-
RETAIL TRADE	14,151,272	29,033,873	34,490,183	18,463,774	15,612,943	27,598,497	34,754,701	20,013,292	17,584,839	34,839,450	41,805,658	21,707,718	17,438,724	38,480,818	-	-
SERVICES	1,749,725	2,701,456	2,586,137	2,001,089	1,608,833	2,196,866	2,465,235	2,059,134	1,742,283	2,875,372	2,980,616	2,246,554	2,144,883	3,342,943	-	-
TELECOMMUNICATIONS-CABLE	495	6,282	691	429	861	516	809	1,932	694	1,389	2,386	1,680	495,135	3,110	-	-
TELECOMMUNICATIONS	401,118	337,618	332,138	334,477	335,461	440,569	468,600	462,880	446,343	490,947	495,505	528,912	984	511,475	-	-
TIMBERING	505	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TRANSPORTATION AND WAREHO	196,800	925,578	1,410,586	165,792	195,409	347,778	1,072,654	252,295	201,873	1,209,752	1,918,578	190,942	237,814	1,279,464	-	-
UTILITIES	2,503,521	2,114,934	1,727,760	2,028,860	2,710,459	2,197,539	1,812,700	2,365,856	2,683,123	2,348,284	1,958,574	2,437,793	2,849,169	2,244,714	-	-
WHOLESALE TRADE	596,494	398,831	280,016	223,920	273,328	338,319	291,360	208,920	303,219	450,299	295,931	257,298	326,650	518,681	-	-
TOTAL	30,290,138	58,049,081	75,240,308	34,456,469	30,149,367	47,565,777	68,310,460	35,670,480	33,302,524	69,978,734	91,773,846	40,018,888	34,953,399	76,432,789	-	-
Applied Sales Tax 4.85%*																
General Fund	923,849	1,770,497	2,294,829	1,050,922	919,556	1,450,756	2,083,469	1,087,950	1,015,727	2,134,351	2,799,102	1,220,576	1,066,079	2,331,200	-	-
HAWSP	227,176	435,368	564,302	258,424	226,120	356,743	512,328	267,529	249,769	524,841	688,304	300,142	262,150	573,246	-	-
HART-Roads	204,458	391,831	507,872	232,581	203,508	321,069	461,096	240,776	224,792	472,356	619,473	270,127	235,935	515,921	-	-
HART-Trails	22,718	43,537	56,430	25,842	22,612	35,674	51,233	26,753	24,977	52,484	68,830	30,014	26,215	57,325	-	-
Police Station - Debt Service	90,870	174,147	225,721	103,369	90,448	142,697	204,931	107,011	99,908	209,936	275,322	120,057	104,860	229,298	-	-
Total Applied Sales Tax	1,469,072	2,815,380	3,649,155	1,671,139	1,462,244	2,306,940	3,313,057	1,730,018	1,615,172	3,393,969	4,451,032	1,940,916	1,695,240	3,706,990	-	-

*The applied rate of 4.85% is used here for comparison puposes only. This value is derived by mutliplying the total taxable sales by the sales tax rate.

This chart represents taxable sales that are collected by KPB and does not include taxable sales collected by ARSSTC.

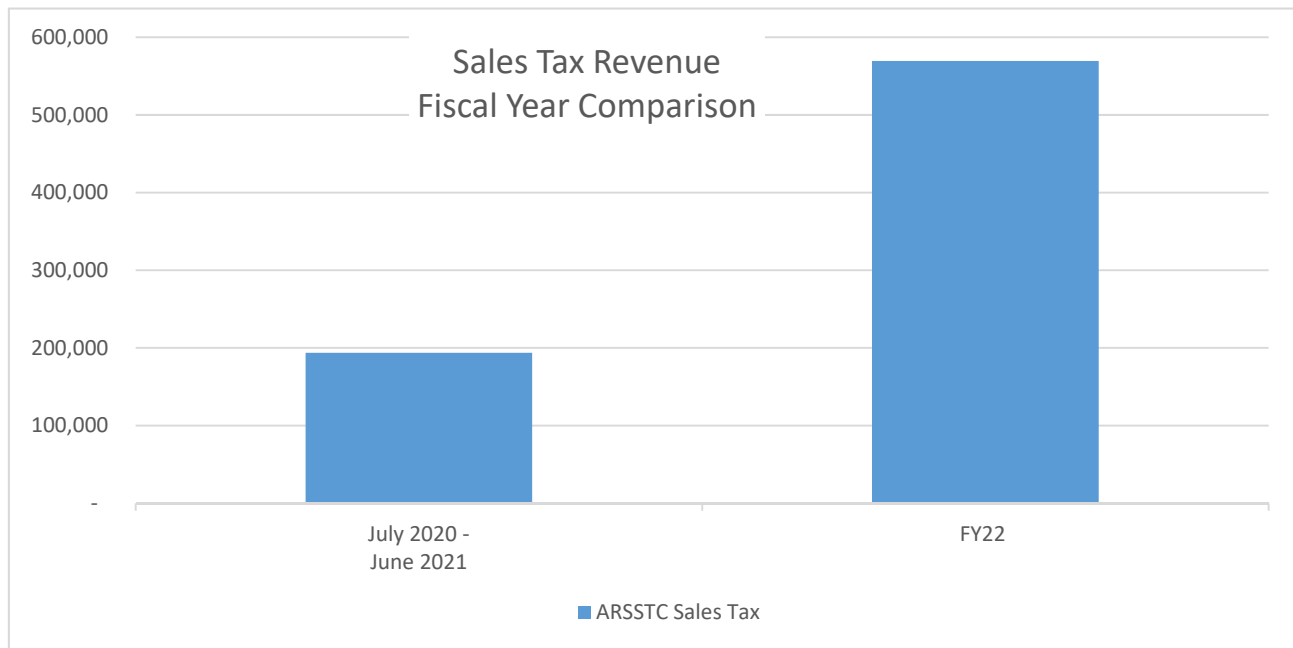
Attachment C

Sales Tax Revenue

Fiscal Year Comparison

Presented September 7, 2022

ARSSTC Sales Tax	July 2016 - June 2017	July 2017 - June 2018	July 2018 - June 2019	July 2019 - June 2020	July 2020 - June 2021	FY22
General Fund					130,154	358,088
HAWSP					26,480	88,055
HART-Roads					23,832	79,249
HART-Trails					2,648	8,805
Police Station					10,592	35,222
Total					193,707	569,419





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

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citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: September 7, 2022
SUBJECT: 2022 Council Visioning Follow Up #2

Staff continues to work diligently to achieve 2022 Council visioning priorities. This is the second installment of what are intended to be quarterly updates on project progress. As noted in my last update, most of the visioning work session concepts were heavily interdependent, and it's hard to work on one item without triggering an action within one or more of the other items. It has taken a while to get our capacity built up and to gain momentum, but we're seeing real movement. Expect to see more and more discussion and action items make their way to the Council table and the year goes on.

- **Fiscal Policy Improvements** – Our project related to debt service found that we're in a good place for the most part, no observed violations of loan contract terms, but some potential improvements were identified by our legal team. This resulted, in part, in the introduction of Ordinance 22-48 (scheduled for public hearing at the September 12th meeting) which codifies the HAWSP fund as a debt service fund that can also be used for water and sewer improvements (as allowed by the HAWSP manual). This ordinance was suggested and written by our attorneys at JDO. We will also be following up with ADEC about some contract clarifications related to our various water/sewer loans.

We continue to make progress on the procurement policy goal from 2020. The Finance Stakeholder Group has conducted research, including an internal survey, which has been forwarded to my office. Clerk/Deputy Administration Director Melissa Jacobsen is attending procurement training through the Government Finance Officers Association (GFOA) in September and will then be shepherding that project to a conclusion.

In late August, we released a financial services term contract RFP. If successful, Council may see legislation at the September 26th meeting accepting one or more firms to our approved list of financial service providers.

- **Comprehensive Plan Fast Forward** – After hiring Special Project Coordinator Ryan Foster, we worked on getting the RFP sketched out for a firm to help us complete this very large and complicated task. The draft is under review by staff right now, and Councilmembers Aderhold and Davis will be providing review/comments before we advance the project to the Council.
- **Zoning Code Modernization** – This item is split into two pieces, pre- and post-comprehensive plan. As a pre-comprehensive plan item, the West Hill rezone is complete (Ordinance 22-35). Additionally, the conditional use permit reform project is almost ready to move from the Planning Commission up

to the City Council for review. As for post-comprehensive plan zoning, we are including the zoning code in the comprehensive plan RFP for the most streamlined approach to getting this massive project completed.

- **Building Code Adoption and Implementation** – This project has been assigned to new Special Projects Coordinator Ryan Foster. We are starting with regulations related to earthwork and will move up to structures afterwards. We are currently evaluating the BRIC (Building Resilient Infrastructure and Communities) Grant Program through FEMA as a possible source of funding to get our building program off the ground. I was able to speak with staff related to the BRIC program at the Murkowski grant symposium and through that contact will be setting up a meeting soon to discuss our project further.
- **Housing Challenges** – The Special Projects Team, along with Economic Development Manager Julie Engebretsen are preparing to begin some targeted outreach on the topic of short term rentals (STR). David Parker has completed research regarding current housing and STR data. Ryan Foster has completed research regarding STR case studies from around the western U.S. Expect a Council work session in October that presents all of our background data and sets us on a course to create an STR program.
- **Water and Sewer Expansion** – Public Works has been putting significant effort into the general concept of expanding our utilities for the last two years. Expect more detailed updates in the future as we work to secure funding for significant expansion opportunities.
- **Expansion of Sidewalks and Trails** – This topic remains a very popular with Council. We have numerous projects underway, including the construction of a new Main Street sidewalk. Perhaps most importantly, Council approved funding for a master transportation plan which is already underway with Kinney Engineering. More details on the many transportation projects underway are available in memos attached to the July 27th City Manager's report.
- **Emergency Preparedness and Training** – The All Hazards Plan has been completed and accepted by Council. Likewise, the tsunami brochure design project with UAF has been complete. We are awaiting printed copies. There remains much work to do related to the Emergency Operations Plan (EOP) and future training opportunity development. I have staff actively looking for funding opportunities related emergency preparedness. I was also able to speak with an Emergency Management Specialist from the Alaska Division of Homeland Security and Emergency Management who is in charge of supporting EOPs at the Murkowski grant symposium. He has offered to provide some materials to help us move the project forward.
- **Public Safety Conversations** – We are still look at fall or later to get this idea in motion. Both public safety departments lack the capacity right now to host such an event, but the chiefs and I are actively discussing how it could work later this year. We may see an open house at the Fire Hall as early as October.
- **Volunteer Action Plan** – Special Project Coordinator David Parker has been out front on this project collecting data, drafting reports, and building forms and databases for future volunteer programs. I am currently reviewing drafts and expect that we will be conducting some more stakeholder outreach before finalizing the report.
- **Coast Guard City Designation** – Recently, City staff met with the Commander and Executive Officer of the USCGC Hickory to discuss how we can better partner together. I expect that we'll likely be

submitting an application to the Coast Guard at the end of the year. Assistant to the City Manager Christine Drais has been moving this project forward.

- **Harbor Float Replacements** – Council passed Ordinance 22-19(A) which made \$56,540 available from the Port Reserves Fund for grant and engineering assistance related to a harbor float replacement project. While prep work will happen in calendar year 2022, it is likely that any grant submissions will occur in calendar year 2023.
- **Recreation Priorities and Planning** – While this is a bigger conversation than the HERC/Pioneer Gateway Redevelopment Project, much of the general recreation conversation is occurring in parallel to those work sessions/discussions. We did host a presentation by Community Recreation Manager Mike Illg on August 22 that covered the City’s recreational relationship with the Kenai Peninsula Borough School District.
- **Cybersecurity Improvements** – A key part of improving City cybersecurity is having sufficient staff to manage our digital infrastructure. Ordinance 22-20 provided funding for a Network Administrator position. That position was filled internally and a new recruitment for an IT Support Specialist is underway.

2022 Council Priorities

Fiscal Policy Improvements					
Comprehensive Plan Fast Forward		Zoning Code Modernization		Building Code Adoption and Implementation	
Expansion of Sidewalks and Trails			Water and Sewer Expansion		
Housing Challenges			Emergency Preparedness and Training		
Public Safety Conversations	Volunteer Action Plan	Coast Guard City Designation	Harbor Float Replacements	Recreation Priorities and Planning	Cybersecurity Improvements

2020 Council Initiated Priorities

HERC Demolition/Community Recreation Center			Stormwater Management Plan and Implementation		
Climate Action Plan			Wayfinding/Streetscape		
Water and Sewer Policy	Reserve Funding (Water and Sewer)	Election Code	City Council Operating Manual	Procurement Policy	
Funding for Large Vessel Harbor Study					



DEPARTMENT OF THE NAVY

COMMANDER
UNITED STATES PACIFIC FLEET
250 MAKALAPA DRIVE
PEARL HARBOR HI 96860-3131

IN REPLY REFER TO:

5090

Ser N46/1080

August 26, 2022

Dear Sir or Madam:

**SUBJECT: NOTICE OF AVAILABILITY OF THE GULF OF ALASKA NAVY TRAINING
ACTIVITIES FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT
STATEMENT/OVERSEAS ENVIRONMENTAL IMPACT STATEMENT**

This letter is to inform you that the Department of the Navy (Navy) has completed a Final Supplemental Environmental Impact Statement/Overseas Environmental Impact Statement (EIS/OEIS) for Navy training activities in the Gulf of Alaska (GOA) to update previous environmental impact analyses with new information and analytical methods the Navy developed and has used since 2016. New information includes an updated acoustic effects model, updated marine mammal density data and sea turtle hearing criteria, and other emergent best available science.

The Navy prepared a Supplemental EIS/OEIS to renew required federal regulatory permits and authorizations under the Marine Mammal Protection Act and the Endangered Species Act. The Supplemental EIS/OEIS supports naval training requirements to achieve and maintain fleet readiness as required by Title 10 of the U.S. Code. The Final Supplemental EIS/OEIS includes the analysis of at-sea training activities projected to meet readiness requirements beyond 2022 and into the reasonably foreseeable future, and reflects the most up-to-date compilation of training activities deemed necessary to accomplish military readiness. These activities were previously analyzed in the March 2011 GOA Navy Training Activities Final EIS/OEIS and the July 2016 GOA Navy Training Activities Final Supplemental EIS/OEIS.

The Navy's Proposed Action is to continue periodic military training activities in the Gulf of Alaska Temporary Maritime Activities Area and Western Maneuver Area, collectively referred to as the GOA Study Area, enclosure (1). Proposed activities include the use of active sound navigation and ranging, known as sonar, in the Temporary Maritime Activities Area and weapon systems at sea that may use non-explosive or explosive munitions. The Navy would continue to implement mitigation measures to avoid or reduce potential impacts on marine species and the environment from training activities, including the implementation of a new mitigation area within the continental shelf and slope of the Temporary Maritime Activities Area.

The completion of the Final Supplemental EIS/OEIS follows years of research, analysis, stakeholder and tribal engagement, and public involvement. The Navy welcomed public involvement and input on the scope of the analysis during the 2020 scoping process. Additionally, the Navy held two virtual public meetings in early 2021, and requested public review and comments on the 2020 Draft Supplemental EIS/OEIS and the 2022 Supplement to the Draft Supplemental EIS/OEIS. Comments received from the public, government agencies and officials, and tribes during the Draft Supplemental EIS/OEIS and Supplement to the Draft

Supplemental EIS/OEIS public review and comment periods were considered, and the Navy's responses to those comments are included in the Final Supplemental EIS/OEIS. Changes made in the Final Supplemental EIS/OEIS reflect the Navy's consideration of all substantive comments received; information provided during ongoing regulatory consultation processes; and new, relevant information and updated scientific literature published since the release of the Draft Supplemental EIS/OEIS and Supplement to the Draft Supplemental EIS/OEIS.

The Navy invites you to view the Final Supplemental EIS/OEIS, which will be available to the public beginning September 2, 2022 on the project website at **www.GOAEIS.com**. Additionally, enclosure (2) lists public information repositories where printed copies of the document may be viewed. If you need assistance accessing the document, please contact Ms. Julianne Stanford, Navy Region Northwest Public Affairs Office, at julianne.e.stanford.civ@us.navy.mil or 360-867-8525. In accordance with National Environmental Policy Act regulations, the Navy will wait a minimum of 30 days after publication of the Final Supplemental EIS/OEIS before making a final decision on the action.

If you have questions or require additional information, please visit **www.GOAEIS.com** or contact:

Naval Facilities Engineering Systems Command Northwest
Attention: GOA Supplemental EIS/OEIS Project Manager
1101 Tautog Circle, Suite 203
Silverdale, WA 98315-1101

Please help the Navy inform the community about the availability of the Final Supplemental EIS/OEIS by sharing this information with your staff and interested individuals.

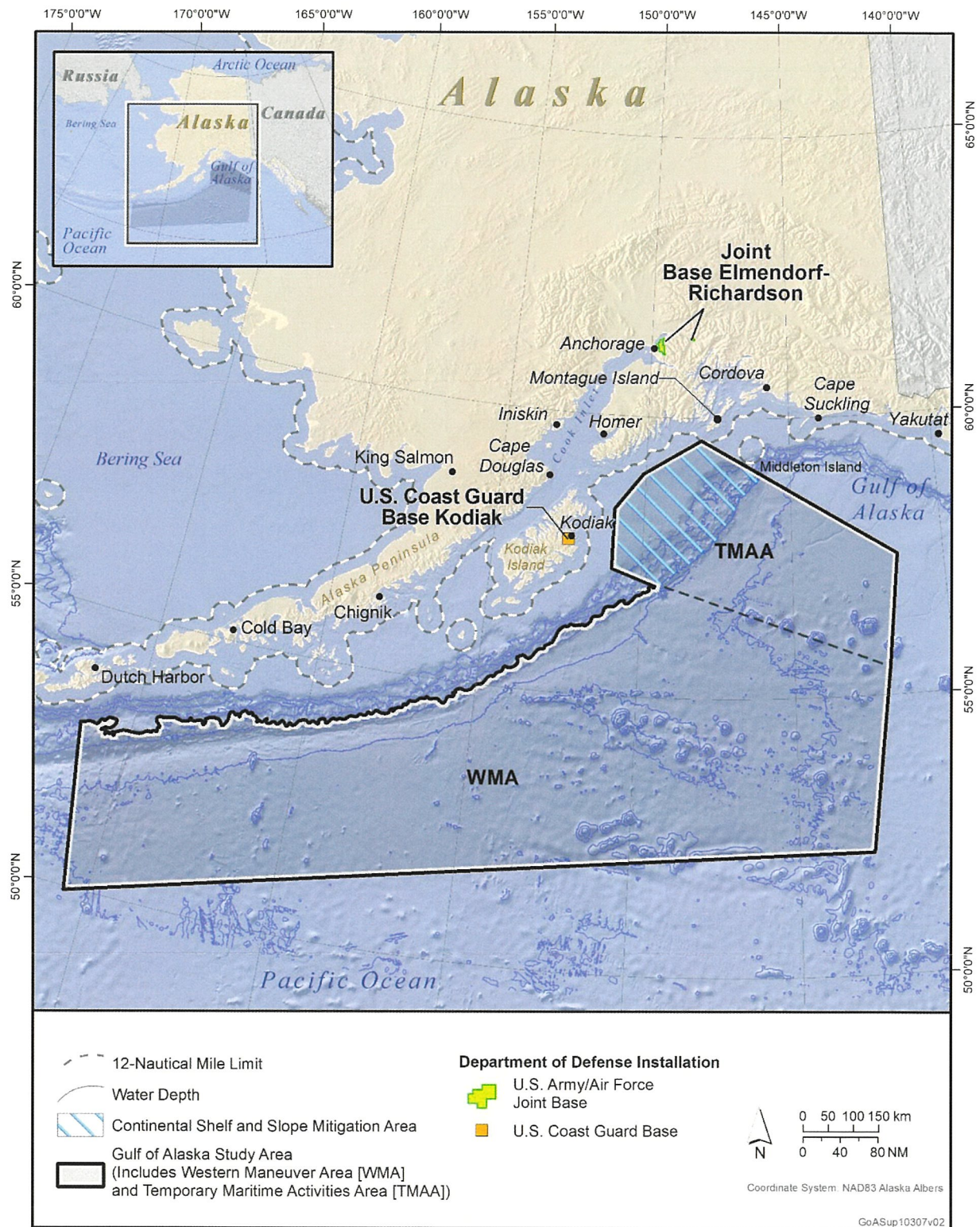
Sincerely,



A. K. HUTCHISON
Captain, U.S. Navy
By direction

- Enclosures:
1. Gulf of Alaska Navy Training Activities Supplemental Environmental Impact Statement/Overseas Environmental Impact Statement Study Area
 2. Gulf of Alaska Navy Training Activities Final Supplemental Environmental Impact Statement/Overseas Environmental Impact Statement Information Repositories

Enclosure 1: Gulf of Alaska Navy Training Activities Supplemental Environmental Impact Statement/Overseas Environmental Impact Statement Study Area



Enclosure (1)

Enclosure 2: Gulf of Alaska Navy Training Activities Final Supplemental Environmental Impact Statement/Overseas Environmental Impact Statement Information Repositories

Interested parties may view the Gulf of Alaska Navy Training Activities Final Supplemental Environmental Impact Statement/Overseas Environmental Impact Statement at the following locations:

Alaska State Library
395 Whittier St.
Juneau, AK 99801
907-465-2920

Copper Valley Community Library
Mile 186 Glenn Highway
Glennallen, AK 99588
907-822-5427

Cordova Public Library
601 First St.
Cordova, AK 99574
907-424-6667

Homer Public Library
500 Hazel Ave.
Homer, AK 99603
907-235-3180

Kodiak Public Library
612 Egan Way
Kodiak, AK 99615
907-486-8686

Seward Community Library
239 Sixth Ave.
Seward, AK 99664
907-224-4082

University of Alaska Fairbanks/Elmer E. Rasmuson Library
310 Tanana Loop
Fairbanks, AK 99775
907-474-7481

Z.J. Loussac Library
3600 Denali St.
Anchorage, AK 99503
907-343-2975

Enclosure (2)