



Agenda

Planning Commission Regular Meeting

Wednesday, June 05, 2024 at 6:30 PM

City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

491 E. Pioneer Avenue
Homer, Alaska 99603
www.cityofhomer-ak.gov

Zoom Webinar ID: 979 8816 0903 Password: 976062

<https://cityofhomer.zoom.us>
Dial: 346-248-7799 or 669-900-6833;
(Toll Free) 888-788-0099 or 877-853-5247

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 Regular Meeting Minutes of May 15, 2024

B. Decisions and Findings CUP 24-05, 1690 Mission Road

PRESENTATIONS / VISITORS

REPORTS

A. City Planner's Report, Staff Report 24-021

B. Comprehensive Plan Steering Committee Report

PUBLIC HEARINGS

A. Staff Report 24-022, request for Conditional Use Permit (CUP) CUP 24-06 per HCC 21.24.040 (d), No lot shall contain more than 8,000 square feet of building area (all buildings combined), nor shall any lot containing building area in excess of 30 percent of the lot area without an approved conditional use permit at 1323 & 1335 Lakeshore Drive.

B. Staff Report 24-023, request for Conditional Use Permit (CUP) CUP 24-07 per HCC 21.16.030 (c), Medical clinics at 1224 East End Road.

- [C.](#) Staff Report 24-024, request for Conditional Use Permit (CUP) CUP 24-08 per HCC 21.18.030 (m), More than one building containing a permitted principal use on a lot at 3684 Main Street.

PLAT CONSIDERATION

- [A.](#) Staff Report 24-025, Mountain Park 2024 Preliminary Plat
- [B.](#) Staff Report 24-026, Bay View Subdivision Chow 2024 Replat

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- [A.](#) PC Annual Calendar 2024
- [B.](#) 2024 Meeting Dates & Submittal Deadlines

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

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, June 19, 2024 at 6:30 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

CALL TO ORDER

Session 24-09, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on May 15, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, HIGHLAND, SCHNEIDER, SMITH, STARK & VENUTI

ABSENT: COMMISSIONERS CONLEY (EXCUSED)

STAFF: DEPUTY CITY CLERK PETTIT, CITY PLANNER FOSTER

AGENDA APPROVAL

Chair Smith read the supplemental items into the record and requested a motion and a second to approve the agenda as amended.

HIGHLAND/BARNWELL MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Chair Smith noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. He then requested a motion and second to adopt the consent agenda.

A. Unapproved Regular Meeting Minutes of May 1, 2024

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

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 24-019

City Planner Foster began his review of Staff Report 24-019. He provided the Commission with the remainder of Agnew::Beck's schedule during their second community visit, noting that they would be attending the Parks, Art, Recreation & Culture Advisory Commission's work session on May 16th at 4:30 p.m., before meeting with the Comprehensive Plan Steering Committee on Friday morning to debrief from all of the comprehensive plan activity over the past week. Mr. Foster shared that the City has received a request for more information regarding a FEMA BRIC (Building Resilient Infrastructure and Communities) grant application. He added that the grant is in relation to adopting local building code here in Homer, and that this wasn't a project award. He added that it's apparent to him that Homer has made it to the final group of applicants, which is why FEMA is requesting more information regarding the application. Lastly, Mr. Foster informed the Commission that the agenda for the June 5th meeting is pretty full with three conditional use permits and two plat considerations on the agenda.

B. Comp Plan Steering Committee Report Unapproved CPSC Meeting Minutes for March 18, 2024

Commissioner Barnwell stated that a great deal of time has been spent ironing out the details in Agnew::Beck's schedule (meetings with the public, the survey, the interactive map, etc.). He added that a recurring question he hears being asked is how the phasing of the Comprehensive Plan will differ from that of the Title 21 rewrite. He made a final point that the implementation of the Comprehensive Plan consists of things like the Transportation Plan and the Spit Comprehensive Plan.

PUBLIC HEARINGS

A. Staff Report 24-020, Conditional Use Permit (CUP) 24-05

City Planner Foster reviewed his staff report within the packet.

Chair Smith invited the applicant to speak to the application, but the applicant declined to do so. Chair Smith then opened the public hearing portion of Staff Report 24-020. With no members in Council Chambers, and no one wishing to speak on Zoom, Chair Smith closed the public hearing portion.

Chair Smith then opened the floor to comments from the Commission.

Commissioner Highland asked if there was any slope to be concerned about in regards to this CUP. Chair Smith referred Ms. Highland to page 25 of the packet and deduced that there was probably about a 25-35 foot elevation change. City Planner Foster added that the area that's being proposed appears to be a flat portion of the five-acre site. He reasoned that's likely why the four dwellings have been arranged on the half closest to Mission Road, given the topography throughout the rest of the site. Mr. Foster also stated that topography is something that's looked at with more scrutiny during the zoning permit stage, and that he doesn't foresee any major concerns at the conditional use permit stage.

Commissioner Highland inquired about the adequacy of the three leach fields for the four dwellings, noting they are on the opposite side of the gravel driveway and questioning if this setup is sufficient. City Planner Foster responded that at the zoning permit stage, the system must meet ADEC (Alaska Department of Environmental Conservation) standards. He noted that licensed builders must construct the system to these standards, and that final approval comes from the installation process according to the preliminary engineering work for the septic system.

SCHNEIDER/BARNWELL MOVED TO APPROVE CONDITIONAL USE PERMIT 24-05, STAFF REPORT 24-020 WITH FINDINGS 1-10 AND CONDITION ONE: THE APPLICANT WILL INSTALL APPROVED COMMUNITY SEWER SERVICE TO THE STRUCTURES, AND CONDITION TWO: OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATIONS

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar
- B. 2024 Meeting Dates & Submittal Deadlines
- C. Comprehensive Plan Survey Flyer

Chair Smith noted the informational materials and directed the Commission's attention to the Comprehensive Plan Survey Flyer. He reminded Commissioners of the upcoming website portion that will include the interactive map. He urged the Commissioners to do some work to encourage their neighbors to participate in the Comprehensive Plan.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL MEMBERS

COMMENTS OF THE COMMISSION

Commissioner Highland noted that this was another quick meeting.

Commissioner Venuti thanked the Commissioners for their service.

Commissioner Stark thanked Chair Smith for chairing the meeting even though he wasn't feeling well.

Commissioner Schneider welcomed back Chair Smith and thanked the Commission.

Commissioner Barnwell noted that it was a great work session with Agnew::Beck and thanked the Commission.

Chair Smith thanked everyone for continuing their service and stated that it was good to be back.

ADJOURNMENT

There being no further business Vice Chair Barnwell adjourned the meeting at 7:06 p.m. The next regular meeting is scheduled for **Wednesday, June 5, 2024 at 6:30 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.

ZACH PETTIT, DEPUTY CITY CLERK I

Approved:_____



City of Homer
www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603
Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

HOMER PLANNING COMMISSION

Approved CUP 2024-05 at the Meeting of May 15, 2024

RE: Conditional Use Permit (CUP) 2024-05
Address: 1690 Mission Road

Legal Description: T 06S R 13W SEC 09 SEWARD MERIDIAN HM 2022028 EKER ESTATES LUJAN 2022
REPLAT LOT 1-A

DECISION

Introduction

Seabright Survey + Design (the “Applicant”) applied to the Homer Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot at 1690 Mission Road.

A public hearing was held for the application before the Commission on May 15, 2024, as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 22 property owners of 18 parcels as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the May 15, 2024 meeting of the Commission, six Commissioners were present, Commissioner Conley had an excused absence. The Commission unanimously approved CUP 2024-05 with two conditions.

Evidence Presented

City Planner, Ryan Foster, provided a detailed review of Staff Report PC 24-020 for the Commission. The Applicant was not available in-person or via zoom to present or answer questions of the Commission. No members of the public attended in-person at Council Chambers or via Zoom.

37 **Findings of Fact**

38 After careful review of the record and consideration of testimony presented at the hearing, the
39 Commission determines CUP 2024-05, to allow more than one building containing a permitted
40 principal use on a lot for four single family dwellings at 1690 Mission Road, satisfies the review
41 criteria set out in HCC 21.71.030 and is hereby approved.

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43 **The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review**
44 **criteria, and establishes the following conditions:**

45
46 **a. The applicable code authorizes each proposed use and structure by conditional use**
47 **permit in that zoning district;**

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49 **Finding 1:** The structures and uses are authorized by the applicable code.

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

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54 **Finding 2:** The proposed structures and uses are compatible with the purpose of the
55 district.

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

58 **Finding 3:** Residential development is not expected to negatively impact the adjoining
59 properties greater than other permitted or conditional uses.

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

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63 **Finding 4:** The proposal is compatible with existing uses of surrounding land.

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

67
68 **Condition 1:** Install approved community sewer service to the structures.

69 **Finding 5:** Water, sewer, and fire services will be, prior to occupancy, adequate to serve
70 the existing and proposed dwellings.

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

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

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

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

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

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

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

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A, C, and D and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

Condition 2: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Finding 10: Project will comply with the applicable provisions of the CDM.

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

- 1. Special yards and spaces:** No specific conditions deemed necessary.
- 2. Fences and walls:** No specific conditions deemed necessary.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.

- 114 **6. Special provisions on signs:** No specific conditions deemed necessary.
- 115 **7. Landscaping:** No specific conditions deemed necessary.
- 116 **8. Maintenance of the grounds, building, or structures:** No specific conditions
- 117 deemed necessary.
- 118 **9. Control of noise, vibration, odors or other similar nuisances:** No specific
- 119 conditions deemed necessary.
- 120 **10. Limitation of time for certain activities:** No specific conditions deemed
- 121 necessary.
- 122 **11. A time period within which the proposed use shall be developed:** No specific
- 123 conditions deemed necessary.
- 124 **12. A limit on total duration of use:** No specific conditions deemed necessary.
- 125 **13. More stringent dimensional requirements,** such as lot area or dimensions,
- 126 setbacks, and building height limitations. Dimensional requirements may be made
- 127 more lenient by conditional use permit only when such relaxation is authorized by
- 128 other provisions of the zoning code. Dimensional requirements may not be altered by
- 129 conditional use permit when and to the extent other provisions of the zoning code
- 130 expressly prohibit such alterations by conditional use permit.
- 131 **14. Other conditions necessary** to protect the interests of the community and
- 132 surrounding area, or to protect the health, safety, or welfare of persons residing or
- 133 working in the vicinity of the subject lot.

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136 **Conclusion:** Based on the foregoing findings of fact and law, Conditional Use Permit 2024-05

137 is hereby approved, with Findings 1-10 and the following conditions.

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139 **Condition 1:** Install approved community sewer service to the structures.

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141 **Condition 2:** Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

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Date

Chair, Scott Smith

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Date

City Planner, Ryan Foster

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165 NOTICE OF APPEAL RIGHTS

166 Pursuant to Homer City Code 21.93.020 any person with standing in this decision may appeal this
167 decision to a hearing officer within fifteen (15) days of the date of distribution indicated below. A
168 hearing officer will be appointed in accordance with Homer City Code 21.91.100. Any decision not
169 appealed within that time shall be final. A notice of appeal shall be in writing and contain all the
170 information required by Homer City Code Section 21.93.080 and shall be filed with the Homer City Clerk,
171 491 E. Pioneer Avenue, Homer, Alaska 99603.

172

173 CERTIFICATION OF DISTRIBUTION

174 I certify that a copy of this Decision was mailed to the below listed recipients on _____, 2024.

175 A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same
176 date.

177

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179

180

Date

Ed Gross, Associate Planner

Seabright Survey + Design
1044 East Road Suite A
Homer, AK 99603

Ruben Lujan
8228 E. Candelaria Rd
Scottsdale, AZ 85255

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

Melissa Jacobsen, Acting City Manager
City of Homer
491 E Pioneer Avenue
Homer, AK 99603



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report PL 24-021

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: June 5, 2024
SUBJECT: City Planner's Report

Comprehensive Plan Update

The [Homer Comprehensive Plan Community Survey](#) has received over 350 responses thus far! This 10 to 15-minute survey is open to all Homer residents of all ages. Your response will help shape future decisions about land use, transportation, utilities, economic development, housing, and related programs in Homer for the next 20 years. We're excited for your input – please let your friends, family, network, and neighbors know!

The survey is open until Friday, June 21st, 2024.

COMING SOON – *Interactive Comment Map* – a tool for sharing your geographic/location-specific comments.

City Council Meeting May 13, 2024

g. Resolution 24-052, A Resolution of the City Council of Homer, Alaska Awarding the Contract for the Ben Walters Way Sidewalk Improvements to the Firm of East Road Services, Inc. of Homer, Alaska in the Amount of \$1,454,702 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. City Manager/Public Works Director. Recommend adoption.

Memorandum CC-24-099 from Public Works Director as backup.

ADOPTED as amended without discussion.

k. Resolution 24-056, A Resolution of the City Council of Homer, Alaska, Requesting the Kenai Peninsula Borough Assembly to Pass an Ordinance and Directing the Finance Department to Coordinate with Airbnb to Collect Sales Taxes on Short-Term Rentals. Davis/Aderhold. Recommend adoption.

Memorandum CC-24-103 from Councilmembers Davis and Aderhold as backup.

ADOPTED as amended without discussion.

Meeting Schedule

The next regular meeting date is Wednesday, June 19, 2024.



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(f) 907-235-3118

Staff Report 24-022

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: June 5, 2024
SUBJECT: Conditional Use Permit (CUP) 24-06

Synopsis The applicant requests a Conditional Use Permit (CUP) CUP 24-06 per HCC 21.24.040 (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 at 1323 & 1335 Lakeshore Drive.

Applicant: Pulama Chow
54705 Rolling Meadows Rd
Homer, AK 99603

Location: 1323 & 1335 Lakeshore Drive

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 60
T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 61

Parcel ID: 17918305 & 17918306

Size of Existing Lot: 0.24 & 0.24 acres

Zoning Designation: General Commercial 1 District

Existing Land Use: Vacant & Accessory Building

Surrounding Land Use: North: Residential and Accessory Building
South: Commercial
East: Accessory Building
West: Residential

Comprehensive Plan: Chapter 4, Goal 1, Objective A, C, and D and Goal 3, Objective B

Wetland Status: No KWF Wetlands Assessment are on the properties.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities, water and sewer, service the site.

Public Notice: Notice was sent to 22 property owners of 27 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes a 7,500 square foot warehouse at 1323 & 1335 Lakeshore Drive.

The current use of 1323 and 1335 Lakeshore Drive is personal storage. There is currently 1 - shelter logic storage tent and 1 - 30ft container. The applicant notes the size of the projected metal building is 7,500 square feet. The intent of the building is to store personal vehicles and boats. The applicant intends to grade the property, build a retaining wall, pour a concrete pad, and erect a 75x100x18 metal building.

PARKING: The applicant is required to provide 3 parking spaces (one per 3,000 square feet of warehouse). The three parking spaces identified in the application meets the required number of spaces.

DENSITY: The minimum lot size is 10,000 square feet. The 2 lots combined are approximately 20,908 square feet. A preliminary plat application has been submitted to vacate the lot line between 1323 and 1335 Lakeshore Drive to combine the two lots. The minimum lot size is met.

Condition 1: The Bay View Subdivision Chow 2024 preliminary plat for a lot line vacation to combine the two properties must be approved and finalized by the Kenai Peninsula Borough.



Proposed location of a warehouse at 1323 & 1335 Lakeshore Drive

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

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

Analysis: 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:

HCC 21.24.040 (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.

Finding 1: The structures and uses are authorized by the applicable code.

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

HCC 21.24.010 Purpose. The General Commercial 1 (GC1) District is primarily intended to provide sites for businesses that require direct motor vehicle access and may require larger land area, and to provide business locations in proximity to arterials and transportation centers. It is also intended to minimize congestion and adverse effects on adjacent residential districts and on the appearance of the community.

Applicant: Our proposed use and structure are compatible with the GC1 District because we require direct motor vehicle access and it will align with the appearance of the community and recent buildings built on Lakeshore Dr.

Analysis: A warehouse is a permitted outright use and is compatible with the General Commercial 1 District. The applicant proposes providing structures and uses compatible with the purpose of the district.

Finding 2: The proposed structures and uses are compatible with the purpose of the district.

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

Applicant: Possibly increase property tax.

Analysis: Many uses in the General Commercial 1 district have greater negative impacts than would be realized from a warehouse. Pipelines, railroads, and storage of heavy equipment would have a greater impact on nearby property values. Assisted living, group care, religious, cultural, and fraternal assembly would generate a good deal of traffic.

Finding 3: A warehouse is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Applicant: Multiple metal structures have been built on the same road.

Analysis: Existing uses of the surrounding land are currently commercial, residential & accessory buildings. A warehouse use is in character with the surrounding mix of land uses.

Finding 4: The proposal is compatible with existing uses of surrounding land.

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

Applicant: Yes. We will need city water and sewer services.

Analysis: The applicant will need to work with Homer Public Works for permits to connect to City sewer and water utilities. The applicant will need to abandon a water service or enter into an installation agreement with the City prior to recording the preliminary plat.

Condition 2: The applicant will need to abandon a water service or enter into an installation agreement with the City prior to recording the preliminary plat.

Finding 5: Water, sewer, and fire services will be, prior to occupancy, adequate to serve the proposed warehouse.

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

Applicant: It will increase the neighborhood character by cleaning up the look of the lot, as many new buildings were built across the street.

Analysis: The proposed project consists of a 7,500 square foot warehouse on a 20,908 square foot with the two lots combined and are not of an excessive size to create harmful effects on neighborhood character. The lot coverage as proposed is 35%, which requires the approval of a conditional use permit (over 30% coverage), but is not excessive in nature, and all other dimensional requirements such as setbacks and building height will be maintained.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

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

Applicant: No.

Analysis: The proposal does not introduce a use or a scale that is not reasonably anticipated by the rules, regulations, and infrastructure developed to service such a proposal.

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

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

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

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

Applicant: Land Use Goal 3: Encourage high-quality buildings and site development that complement Homer's beautiful natural setting.

Analysis: Chapter 4, Goal 1, Objectives A, C, & D Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

This project supports moderate density, mixed-use development with surrounding properties in an area outside of the City core. No dwellings are proposed with this project, though as proposed, this use should not negatively impact neighboring residential properties. This project discourages sprawl with additional infill of vacant lots at the scale and density of the General Commercial 1 zoning district. The location of this project is on the outside of the City of Homer core and fits the moderate-density character planned adjacent to the city's core.

Chapter 4, Goal 3, Objectives B Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

The proposal is for a warehouse, that will infill a currently vacant lot (only has an accessory use), which is required to submit a Zoning Permit and meet City requirements for site development.

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A, C, and D and Chapter 4, Goal 3, Objectives B and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

Analysis: Chapter 3, Outdoor Lighting is applicable to the General Commercial 1 District.

Condition 3: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Finding 10: Project will comply with the applicable provisions of the CDM.

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

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

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

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

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

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

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

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

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

PUBLIC WORKS COMMENTS: The City Engineer would like to see some additional detail on their proposed retaining wall at the back of this large metal structure. This is a very big building and being cut into a roughly 15' high slope below the car wash.

Condition 4: The applicant will provide the City Engineer additional detail on their proposed retaining wall at the back of the warehouse with their zoning permit application.

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 24-06, **Staff Report 24-022** with findings 1-10 and the following conditions.

Condition 1: The Bay View Subdivision Chow 2024 preliminary plat for a lot line vacation to combine the two properties must be approved and finalized by the Kenai Peninsula Borough.

Condition 2: The applicant will need to abandon a water service or enter into an installation agreement with the City prior to recording the preliminary plat.

Condition 3: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Condition 4: The applicant will provide the City Engineer additional detail on their proposed retaining wall at the back of the warehouse with their zoning permit application.

Attachments

Application

Site Plan

Elevation Drawing

Floor Plans

Aerial Map

Compliance Review of Homer Comprehensive Plan

Public Notice and Map



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Applicant

Name: Pulama Chow Phone No.: (808)658-0865

Address: 54705 Rolling Meadows Rd. Homer, AK 99603 Email: pulama.chow@gmail.com

Property Owner (if different than the applicant):

Name: Chow Community Property Trust Phone No.: (907)299-1118

Address: 781 Glacier View Ct. Homer, AK 99603 Email: starchow28@gmail.com

PROPERTY INFORMATION:

Address: 1323/1335 Lakeshore Dr. Lot Size: .24/.24 acres KPB Tax ID # 17918305/17918306

Legal Description of Property: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 60/61

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire					x	x	x	x			x	

Circle applicable additional permits. Planning staff can assist with these questions.

- Y/N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: _____
- Y/N Will development trigger a Development Activity Plan?
Application Status: _____
- Y/N Will development trigger a Storm Water Plan?
Application Status: _____
- Y/N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- Y/N Is development in a floodplain? If yes, a Flood Development Permit is required.
- Y/N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- Y/N Do the project require a traffic impact analysis?
- Y/N Are there any nonconforming uses or structures on the property?
- Y/N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- Y/N Does the site have a State or City driveway permit? Status: Pending. Will update ASAP
- Y/N Does the site have active City water and sewer permits? Status: Pending. Will update ASAP

Conditional Use Permit Application Questions. Use additional sheets if necessary.

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

Personal storage. There is currently 1 - shelter logic storage tent and 1 - 30ft container.

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

The size of our projected metal building is 7,500 square feet. The intent of the building is to store personal vehicles and boats. We intend to grade the property, build a retaining wall, pour a concrete pad, and erect a 75x100x18 metal building.

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

- a. What code citation authorizes each proposed use and structure by conditional use permit?

The property is zoned GC1. Our proposed use of our structure will be for personal use and storage. Per Chapter 21.24.020 - Our structure aligns with "z. Warehousing, commercial storage and mini-storage." However, our building will not be used for business and will not generate any revenue. The size (7,500 sq. ft.) of our building triggered the conditional use permit.

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

Our proposed use and structure are compatible with the GC1 District because we require direct motor vehicle access and it will align with the appearance of the community and recent buildings built on Lakeshore Dr.

- c. How will your proposed project affect adjoining property values?

Possibly increase property tax.

- d. How is your proposal compatible with existing uses of the surrounding land?

Multiple metal structures have been built on the same road.

- e. Are/will public services adequate to serve the proposed uses and structures?

Yes. We will need city water and sewer services.

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

It will increase the neighborhood character by cleaning up the look of the lot, as many new buildings were built across the street.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

No.

- h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

Land-Use: Goal 3 - Encourage high-quality buildings and site development that complement Homer's beautiful natural setting.

- i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

1. Y/N Special yards and spaces
2. Y/N Fences, walls and screening
3. Y/N Surfacing of parking areas
4. Y/N Street and road dedications and improvements (or bonds)
5. Y/N Control of points of vehicular ingress and egress
6. Y/N Special provisions on signs
7. Y/N Landscaping
8. Y/N Maintenance of the grounds, buildings, or structures
9. Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances
10. Y/N Time for certain activities
11. Y/N A time period within which the proposed use shall be developed
12. Y/N A limit on total duration of use
13. Y/N Special dimensional requirements such as lot area, setbacks, building height
14. Y/N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 3
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)
2. How many spaces are shown on your parking plan? 27'x20' total
3. Are you requesting any reductions? No

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

CIRCLE ONE:

Owner of record

Lessee

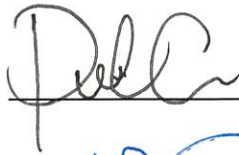
Contract purchaser

Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:

(a) apply for the conditional use permit, and

(b) bind the owner to the terms of the conditional use permit, if granted.

Applicant signature:



Date:

05/09/24

Property Owner signature:



Date:



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SITE PLAN

Address: 1323/1335 Lakeshore Dr.

A site plan is a detailed scaled drawing which depicts the current and proposed improvement and uses of a parcel of land.

Drawing your site plan is easier than you might expect. With accurate measurements, pencil, paper and a ruler you can draw a site plan right at home. For more complex projects you may need professional expertise.

Below is a checklist of items that should be on your site plan. For items that do not apply to your project simply indicate N/A over the checkbox.

- ☐ Scale factor. For example, 1" = 20 ft. for smaller lots or 1" = 50 ft. for larger lots.
- ☐ North arrow
- ☐ All property lines and their dimensions
- ☐ All known easements – utility, drainage, driveway, etc.
- ☐ Exterior dimensions of proposed and existing structures, including additions, decks, and stairways.
- ☐ Building setbacks - distance from all structures to nearest property lines. Front property line(s) (property lines abutting a right-of-way) require a 20 ft. setback. Setbacks for other property lines are 5 – 8 ft., depending on the number of stories. Setbacks are measured from the property lines, NOT the road.
- ☐ Site work - Areas affected by excavating, filling, grading, or vegetation removal (with soil disturbance)
 - label the building location(s) disturbed area
 - label areas used for driveway/parking/maneuvering
 - approximate volume of excavated material: _____ cubic yards
 - approximate volume of filled material: _____ cubic yards
 - label areas of disturbed soil that will be revegetated naturally or landscaped (indicate areas of seeded grass or plantings such as trees and shrubs)
 - label limits of undisturbed vegetation
- ☐ Draw and label adjacent roads
- ☐ Label length and width of driveways & parking spaces (standard space is 9' x 19')
- ☐ Drainage – Indicate direction of surface flow, label structures such as ditches, french drains & swales
- ☐ Show wetland boundary if applicable



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Thank you for your interest in applying for a Conditional Use Permit (CUP). This sheet will provide some basic information about the application and review process. Planning staff is always available to answer questions.

Process

- Submit your application on or before the application deadline.
- Once your application is determined to be complete, a public hearing will be scheduled before the Homer Advisory Planning Commission (HAPC) within 45 days.
- The hearing is advertised in the newspaper, and nearby property owners will receive a notice by mail.
- After the hearing, the Planning Commission has 45 days to make a decision. The Commission will announce its decision at a meeting along with any conditions and findings to support its decision.
- The Commission's decision may not happen at the public hearing.

Who makes the decisions?

- Staff decides when the application is complete, and then schedules the hearing.
- Staff reviews the proposal and makes a recommendation to the HAPC.
- The HAPC makes the final decision after a public hearing.
- It takes four yes votes to pass. (There are seven Commissioners.)
- Do not contact Commissioners about your project. Prior to the hearing, Commissioners must declare all contact(s) with the applicant, whether in person, by telephone or electronic. Contact with Commissioners may be considered a conflict of interest which excludes a Commissioner(s) from participating in the CUP process.

How can I make this go faster?

- Apply early! Expect this process to take at least two months or longer from the date that your application is accepted as complete.
- Discuss your project with planning staff before you apply; identifying problems early on gives you more time to find a solution. This avoids scrambling at the last minute.
- For commercial projects, the Planning Department will schedule a pre-application meeting with planning, public works and the fire department.
- Site plans must be neat, legible, and to scale. Surveys may be required. Planning staff has a list of surveyors and draftspersons.
- The more complete your application is, the faster it will be processed.

What happens at the meeting?

The Public Hearing:

- The applicant or his/her representative should attend the public hearing.
- The public hearing begins with the staff outlining the project in relation to the city code and the staff recommendation(s).
- The applicant may present the project. Visuals with architectural designs are helpful. Be concise.
- Each member of the public has 3 minutes to address the Commission. Prior to the close of the public hearing, the applicant may respond to comments from the public and/or answer questions.
- Once the public hearing is closed, no new information can be submitted.

Planning Commission Deliberation:

- Once the hearing is closed, the members of the Commission will talk over the proposal. They may do so in the meeting, or they may go into deliberations. This means they may leave the chambers and go to another room to speak in private.
- The Commission may make a decision right away, or it may ask for more information, and may conduct another public hearing.

Lastly

Decisions and Findings document and appeals.

- Using the approved minutes from the Commission meeting(s), staff prepares a legally binding document called a *Decisions and Findings*, a copy of which is sent to you.
- If you or a member of the public wishes to appeal the Commission's decision, he/she must file within 30 days after the *Decisions and Findings* document has been signed.
- If your project is approved, then you can move forward and apply for a zoning permit, which must be approved before you begin development.

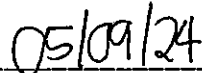
Zoning Permit is required before construction.

If your project is granted a conditional use permit, you can apply for your Zoning Permit. Fees for a Zoning Permit vary depending on the scope of your project.

Other requirements, such as Fire Marshal, Stormwater Plan, driveway/water/sewer permits, must be in place before the city can issue a Zoning Permit. If ALL of the required permits are in place and you have met the conditions of your CUP, a Zoning Permit will be issued within seven to ten working days.



Applicant's signature



Date



PROJECT NUMBER: 040224-001
 PROJECT NAME: Pulama Chow
 PROJECT LOCATION: Homer, AK COUNTY: Kenai Peninsula
 CUSTOMER: Arctic Fox Wasilla, AK



PROJECT LOADS

DESIGN CODE: IBC 2021 BUILDING END USE: 4A
 ROOF LIVE LOAD: 20 PSF MEMA OCC. CLASS: II - Standard Buildings
 GROUND SNOW LOAD: 45 PSF SNOW EXP. FACTOR, C_e : 1
 SNOW IMPORTANCE FACTOR, I_s : 1
 WIND: 151 WIND IMPORTANCE FACTOR, I_w : 1
 EXPOSURE: C WITHIN HURRICANE COASTLINE ☐ YES ☒ NO
 UL 90 ☐ YES ☒ NO RAIN INTENSITY (in/hr) 3.1

SEISMIC INFORMATION Se1.5, S1.0.8
 Design S_d/S_1 : 1 Site Class: D
 Seismic Imp. Factor I_e : 1 Seismic Design Category: 1
 Analysis Procedure: Equivalent Lateral Force Method
 Basic SEIS:

NOTES:
 1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSIGNED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILING, ETC., ARE SUPPORTED FROM ROOF MEMBERS, CONSULT THE U.S.C. IF THESE CONCENTRATED LOADS EXCEED 200 POUNDS, OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.
 2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

BUILDING	
Roof Deck (PSF)	5
Roof Live Load (PSF)	20
Roof Snow Load (PSF)	45
Wind (PSF)	151
Seismic R	1
Seismic C	1
Base Shear (Kips)	

NOTES AND SPECIFICATIONS

BUILDING ERECTION NOTES

1) THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS AND MEANS, STANDARDIZING TO PROPER ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE CORRECT USE OF TEMPORARY BRACKS AND BRACING WHERE NEEDED FOR SQUARE, PLUMBING, AND SECURING THE STRUCTURAL AND SECONDARY FRAMING. SECONDARY FRAMING MEMBERS (GIRTS OR BAY JOISTS) ARE NOT DESIGNED TO FUNCTION AS A WORK PLATFORM OR PROVIDE SAFETY TO THE ATTACHMENT IN ACCORDANCE WITH OSHA REQUIREMENTS. SECONDARY ROOF FRAMING MEMBERS (PURLINS OR BAY JOISTS) ARE NOT DESIGNED TO PROVIDE SAFETY TO THE ATTACHMENT IN ACCORDANCE WITH OSHA REQUIREMENTS.

2) ALL LIGHT STRUCTURE BOLTS ARE TYPE A307 AND ARE TO BE INSTALLED "SNUG TIGHT" AS DEMAND BY THE APPLICABLE EDITION OF THE AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS, LUGS, AND BOLTS" UNLESS NOTED OTHERWISE. ALSO, NOTE THAT BOLTS IN STANDARD HOLES DO NOT REQUIRE WASHERS FOR THE AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS, LUGS, AND BOLTS".

3) ALL A307 MACHINE BOLTS ARE TO BE BROUGHT TO A "SNUG TIGHT" CONDITION TO ENSURE THAT THE WASHERS IN THE JOINT ARE BROUGHT INTO GOOD CONTACT WITH EACH OTHER.

4) WASHERS ARE REQUIRED AT ALL BOLTED CONNECTIONS AS FOLLOWS:
 -BOLT TO BOLT CONNECTION: TWO WASHERS REQUIRED ON BOLTED SIDE.
 -BOLT TO SHEET CONNECTION: TWO WASHERS REQUIRED, ONE ON EACH SIDE OF THE CONNECTION. HOWEVER, AT LAPPED JOINT MEMBERS, WHETHER PURLINS OR GIRTS, NO WASHERS ARE REQUIRED IN THE B-BOLT LAPPED REGION.

5) THE METAL BUILDING SUPPLIER SHALL BE NOTIFIED PRIOR TO ANY FIELD MODIFICATIONS. MODIFICATIONS SHALL BE APPROVED BY THE METAL BUILDING SUPPLIER BEFORE WORK IS UNDERWAY.

6) ALL WELDING MUST BE PERFORMED BY AWS QUALIFIED WELDERS FOR THE WELDING PROCESSES AND POSITIONS INDICATED. ALL WORK MUST BE COMPLETED AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE AWS "SPECIFICATIONS" WELD ELECTRODES USED FOR THE SHAW FOR STEEL WELD PROCESS MUST BE 70 FOR STEEL AND LOW HYDROGEN CONTENT.

COMMON ABBREVIATIONS	
1) TOP LINE-TYPICAL, UNLESS NOTED OTHERWISE	2) BNC-BUSINESS
3) BLY-SHORT LEB VERTICAL	3) BNC-NOT IN CONTRACT
4) LBY-LONG LEB VERTICAL	4) ST-STEEL LINE
5) R-4 FE-400W, SIZE, AND FAR SIDE	5) N/A-NOT APPLICABLE
6) OALL-OVERALL LENGTH	6) MBS-METAL BUILDING SUPPLIER

7) CONSTRUCTION LOADS SHALL NOT BE PLACED ON ANY STRUCTURAL STEEL FRAMEWORK UNLESS SUCH FRAMEWORK IS SAFELY BOLTED, WELDED, OR OTHERWISE, ASSURELY SECURED.

8) PURLINS AND GIRTS SHALL NOT BE USED AS AN ANCHORAGE POINT FOR A FALL ARREST SYSTEM UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE METAL BUILDING SUPPLIER.

9) PURLINS MAY ONLY BE USED AS A WALKING/WORKING SURFACE WHEN INSTALLING SAFETY SYSTEMS, AFTER ALL PERMANENT BRACING HAS BEEN INSTALLED AND FALL PROTECTION IS PROVIDED.

10) CONSTRUCTION LOADS MAY BE PLACED ONLY WITHIN A ZONE THAT IS WITHIN 6 FEET OF THE CENTERLINE OF THE PRIMARY SUPPORT MEMBER. C/P BUNDLES SHOULD BE PLACED DIRECTLY OVER THE ROOF FRAMES.

11) ALL LIFTING DEVICES MUST MEET OSHA OR MECA STANDARDS AND IN NO CASE IS IT APPROPRIATE TO USE STRUCTURAL MEMBERS SUPPLIED BY THE LBS AS A SPRINGER BAR ON LIFTING DEVICES.

GENERAL DESIGN NOTES AND MATERIAL SPECIFICATIONS

1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS-ALLOWABLE STRESS DESIGN", NINTH EDITION, OR THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS", THIRTEENTH EDITION, AS REQUIRED BY THE SPECIFIED BUILDING CODE.

2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON AWS D1.1 "STRUCTURAL WELDING CODE", LATEST EDITION.

3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", LATEST EDITION.

4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL", LATEST EDITION.

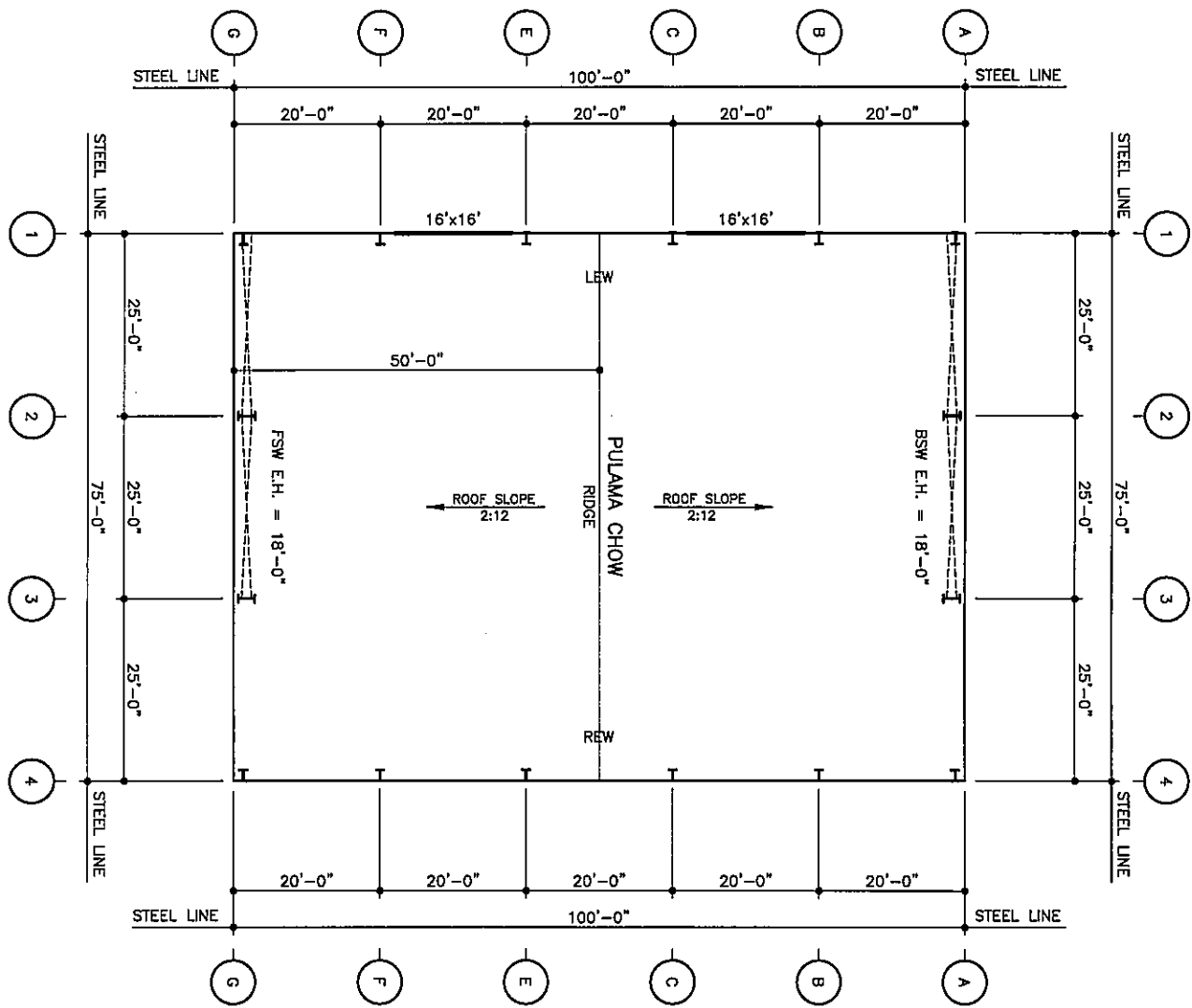
5) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEM-BRANDING METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1001.2.2 OF THE OSHA SAFETY STANDARD FOR STEEL ERECTION, DATED JANUARY 18, 2001.

MINIMUM SPECIFICATIONS

PLATE AND FLANGE MATERIAL	
5"-12" WIDE & THIN 1" THICK	A588, GRADE 60
OTHER	A572 GRADE 50 OR A588
BUILT-UP STRUCTURAL WEB MATERIAL	A1011 56 (OR HSLAS C1) OR 50
HOT-ROLLED STRUCTURAL	A36 OR A572 GRADE 50 OR A588 GRADE 60
STRUCTURAL TUBE	A500 GRADE C (48 HSI)
STRUCTURAL PIPE	A500 GRADE B (42 HSI)
COLD-FORMED STRUCTURAL	A1011 OR A1026 56 (OR HSLAS C1) OR 50
RPD ROOF PANELS	A796 GRADE 60
STANDING SEAM ROOF PANELS	A796 GRADE 60, CLASS 1
R-PANEL AND A-PANEL SIDING	A955 GRADE 60, CLASS 1 OR A796 GRADE 60, CLASS 1
ROD BRACING	A307 GRADE 60
CABLE BRACING	A177 COATING CLASS A, GRADE 426, 7-WIRE
WELDS	AWS D1.1 LATEST EDITION
HIGH-STRENGTH BOLTS	A325 TYPE 1 HEAVY HEX OR A307 TYPE 1 HEAVY HEX
MACHINE BOLTS	A-307 GRADE A HEX

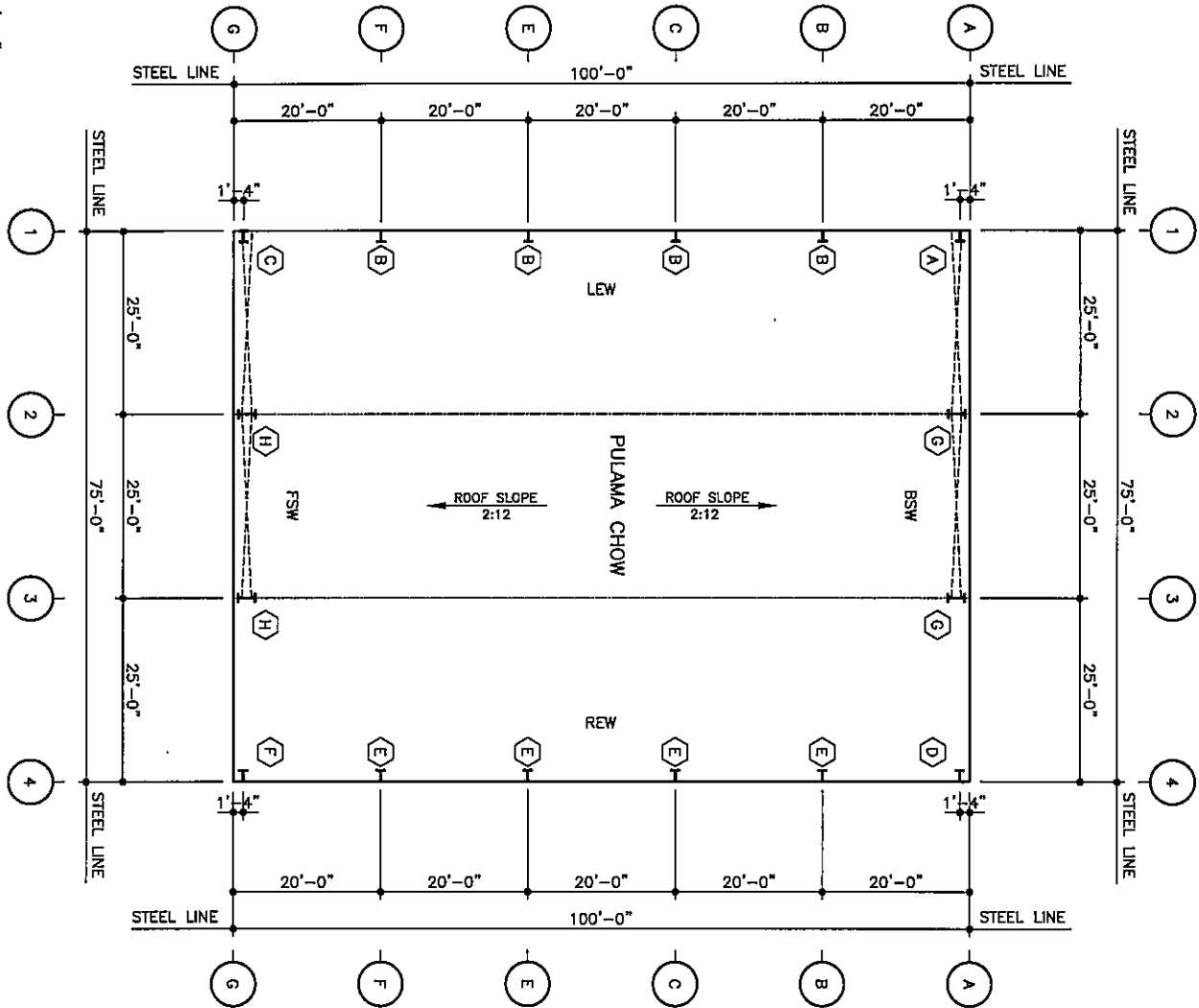
PROJECT NAME:
PULAMA CHOW
 HOMER, AK
 CUSTOMER NAME:
ARCTIC FOX
 WASILLA, AK

DO NOT USE FOR FINAL CONSTRUCTION
 SHEET TITLE:
PRELIMINARY COVER SHEET DRAWING
 SHEET NUMBER:
C1
 QUOTE NUMBER:
040224-001



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: PULAMA CHOW		31	 STEEL BUILDINGS A PULMISTE BRAND eQuote
SHEET TITLE: PRELIMINARY FLOOR PLAN		HOMER, AK			
SHEET NUMBER: FP1		CUSTOMER NAME: ARCTIC FOX			
QUOTE NUMBER: 040224-001		WASILLA, AK			

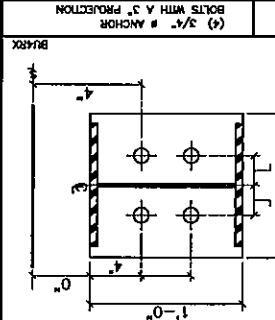
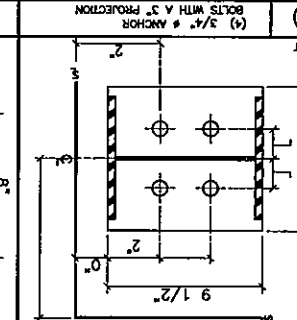
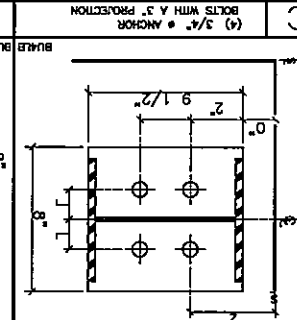
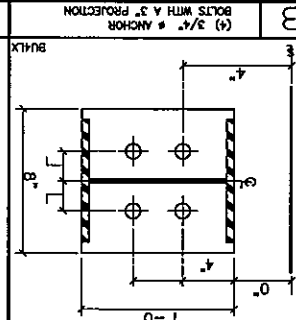
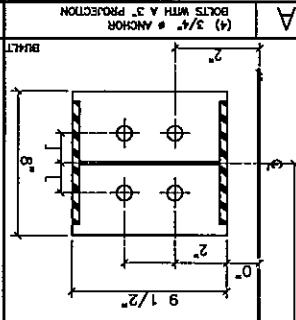
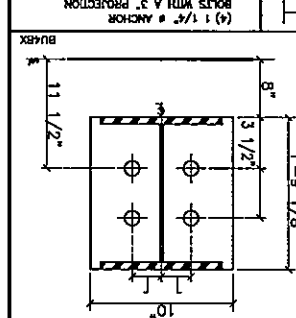
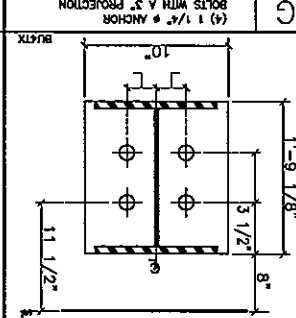
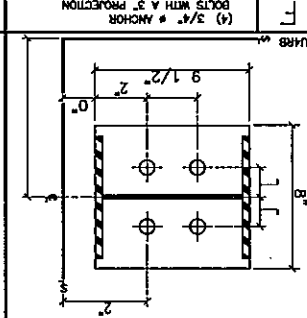
Finish floor elevation assumed to be 100'-0" unless noted otherwise.



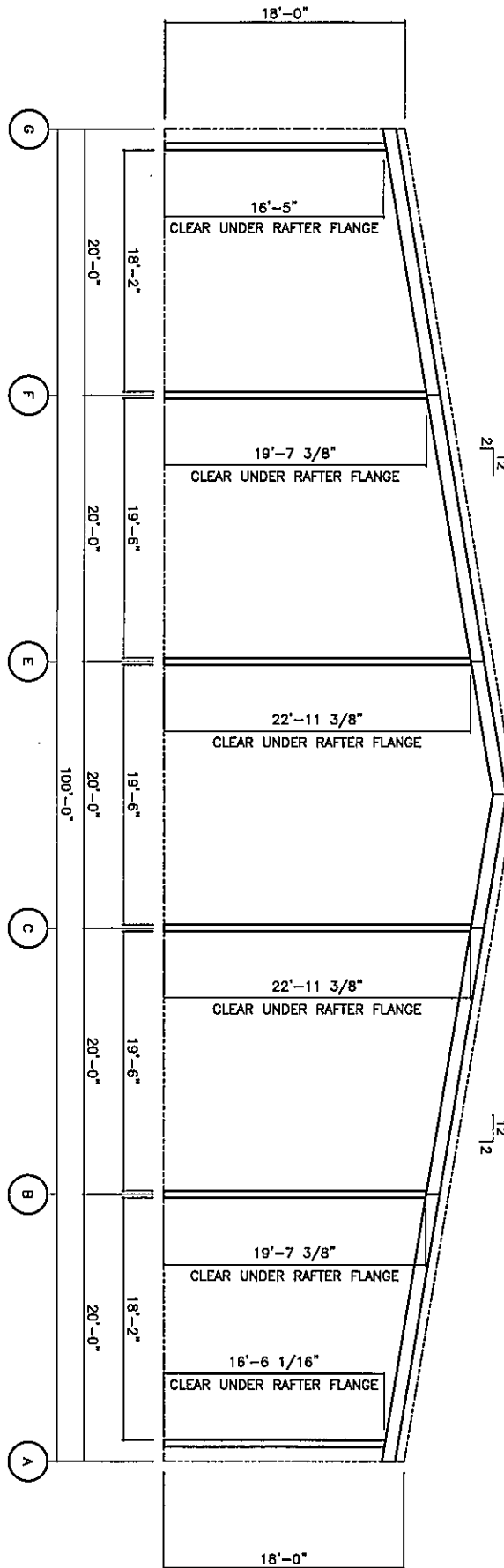
DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: PULAMA CHOW		32	
SHEET TITLE: PRELIMINARY ANCHOR BOLT PLAN		HOMER, AK			
SHEET NUMBER: AB1		CUSTOMER NAME: ARCTIC FOX			
QUOTE NUMBER: 040224-001		WASILLA, AK			

ANCHOR BOLT PLAN

- GENERAL NOTES
1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 60 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
 2. FOR STEEL BUILDINGS IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN.
 3. THIS DRAWING IS NOT TO SCALE.
 4. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
 5. "SMALL" CEE COLUMN SHALL BE ORIENTED WITH THE DIRECTION.
 6. DIMENSIONS TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.

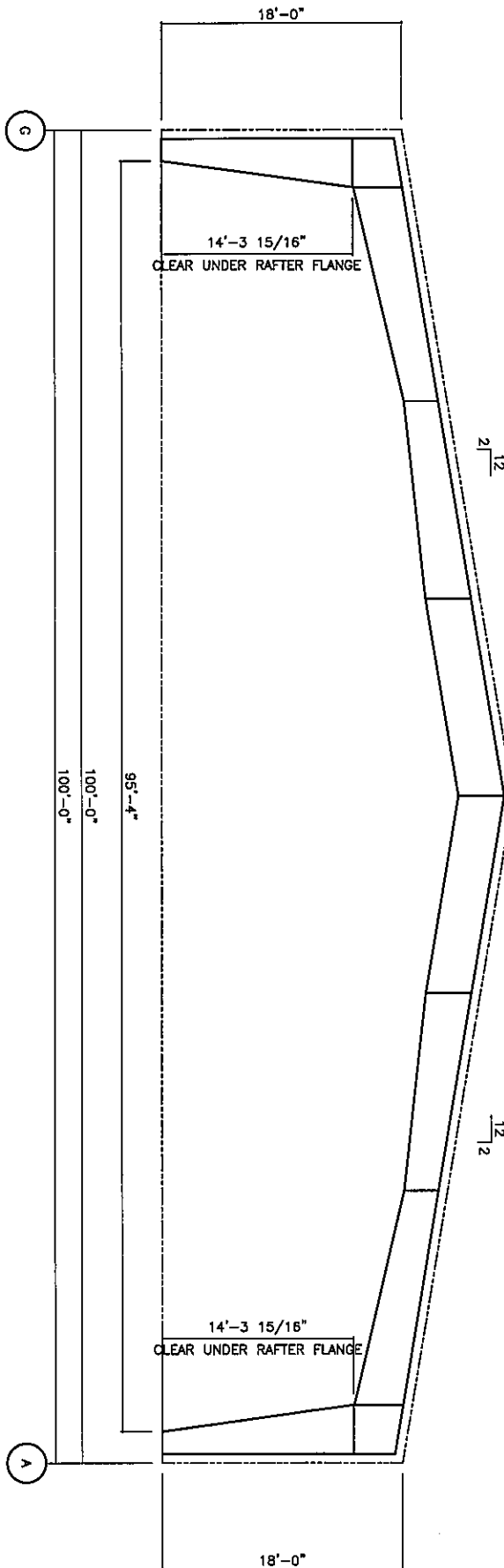


DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: PULAMA CHOW	
SHEET TITLE: PRELIMINARY ANCHOR BOLT DETAILS		CUSTOMER NAME: HOMER, AK	
SHEET NUMBER: AB1 OF 1		ROUTE NUMBER: 040224-001	
DATE: 5/3/2024 4:21 PM		WASILLA, AK	






PULAMA CHOW — FRAME @ LINE(S) 1,4

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

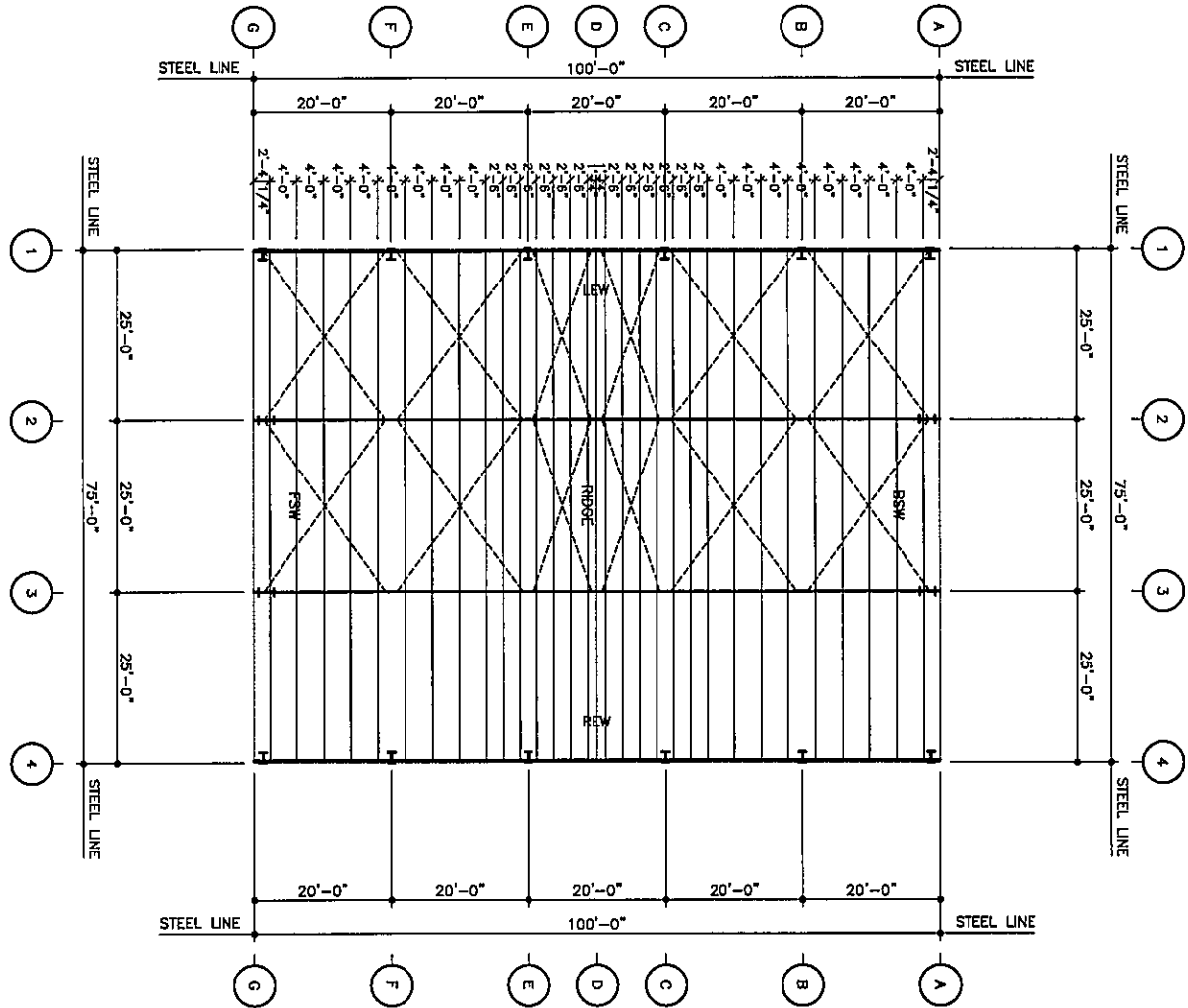


PULAMA CHOW – FRAME @ LINE(S) 2,3

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN,
UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: PULAMA CHOW		35	 STEEL BUILDINGS A PULAMA BRAND	 eQuote	 PULAMA
SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS		CUSTOMER NAME: ARCTIC FOX					
SHEET NUMBER: FX	QUOTE NUMBER: 040224-001	WASILLA, AK					

PULAMA CHOW ROOF FRAMING PLAN



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM

PRELIMINARY ROOF FRAMING PLAN

SHEET NUMBER:

RF1

QUOTE NUMBER:

040224-001

PROJECT NAME:

PULAMA CHOW

HOMER, AK

CUSTOMER NAME:

ARCTIC FOX

WASILLA, AK

36

CBC STEEL BUILDINGS
A PLUMBING BRAND

Provided by
eQuote

PLUMBING

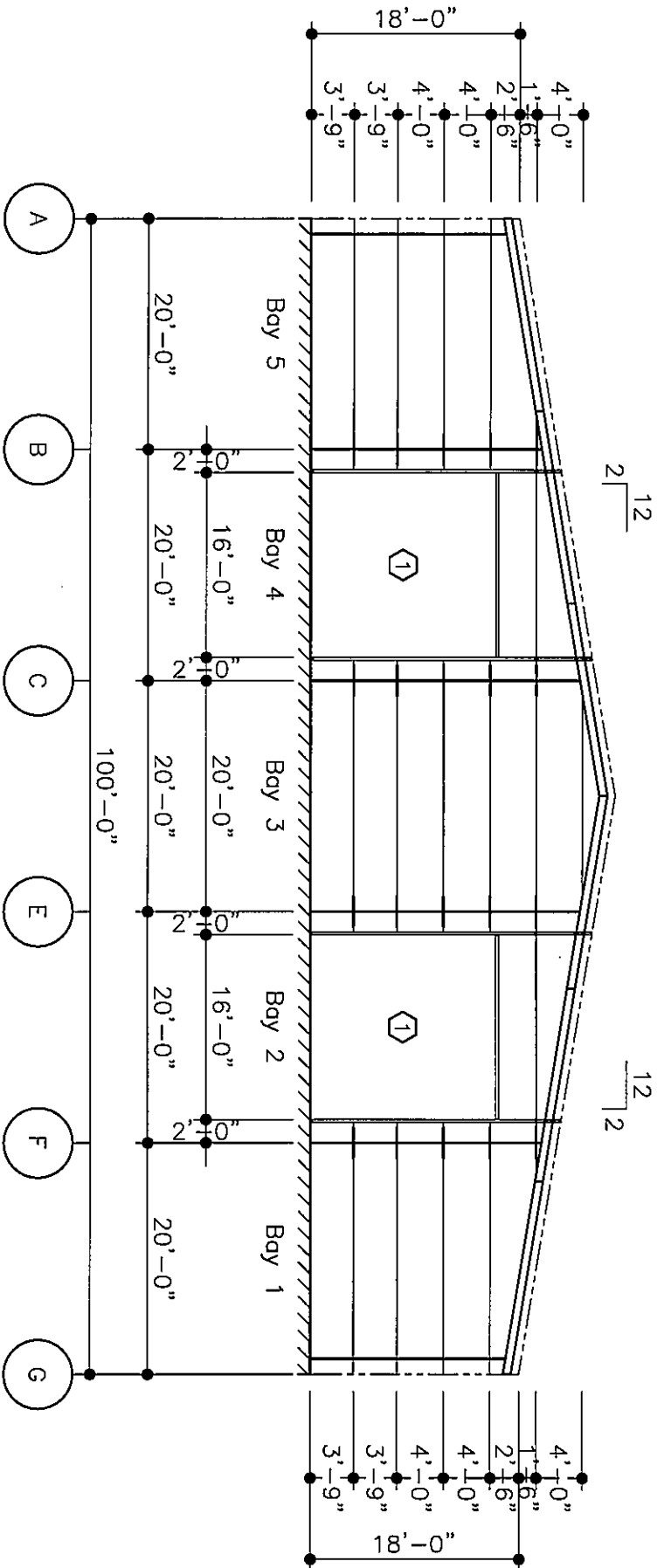
WASILLA

KEY PLAN

PULAMA CHOW

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	2	16'-0"	16'-0"	0'-0"	FACTORY



ELEVATION AT LINE 1

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM
PRELIMINARY STRUCTURAL ELEVATIONS

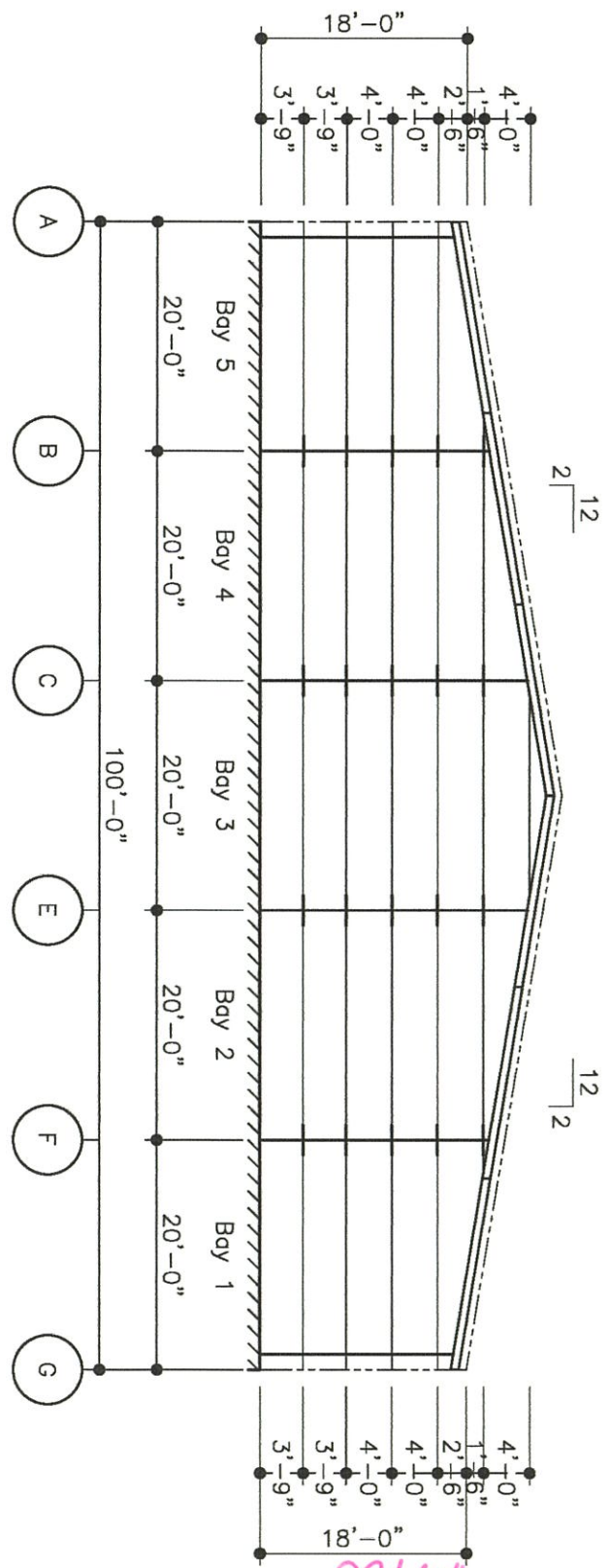
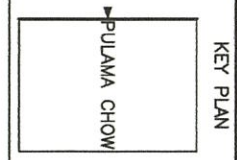
SHEET NUMBER: ST5
QUOTE NUMBER: 040224-001

PROJECT NAME:
PULAMA CHOW
HOMER, AK
CUSTOMER NAME:
ARCTIC FOX
WASILLA, AK



Being Reviewed By
eQuote



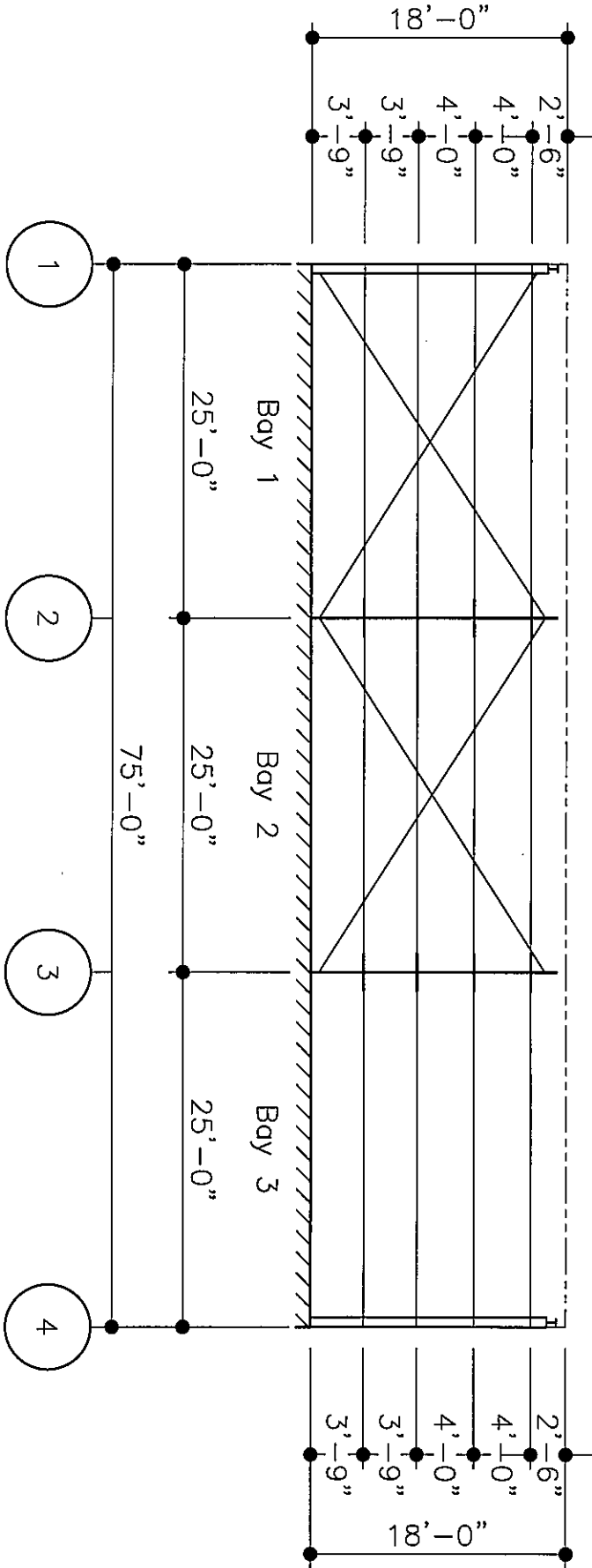


DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME:	PULAMA CHOW
SHEET TITLE: 4/2/2024 8:04 PM		CUSTOMER NAME:	HOMER, AK
PRELIMINARY STRUCTURAL ELEVATIONS		CUSTOMER NAME:	ARCTIC FOX
SHEET NUMBER: ST5	QUOTE NUMBER: 040224-001	CUSTOMER NAME:	WASILLA, AK



KEY PLAN

PULAMA CHOW



ELEVATION AT LINE G

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM
PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER: ST6
QUOTE NUMBER: 040224-001

PROJECT NAME:
PULAMA CHOW
HOMER, AK
CUSTOMER NAME:
ARCTIC FOX
WASILLA, AK

39

GBB STEEL BUILDINGS
A PULAMA CHOW BRAND

Strongly Recommended by
eQuote

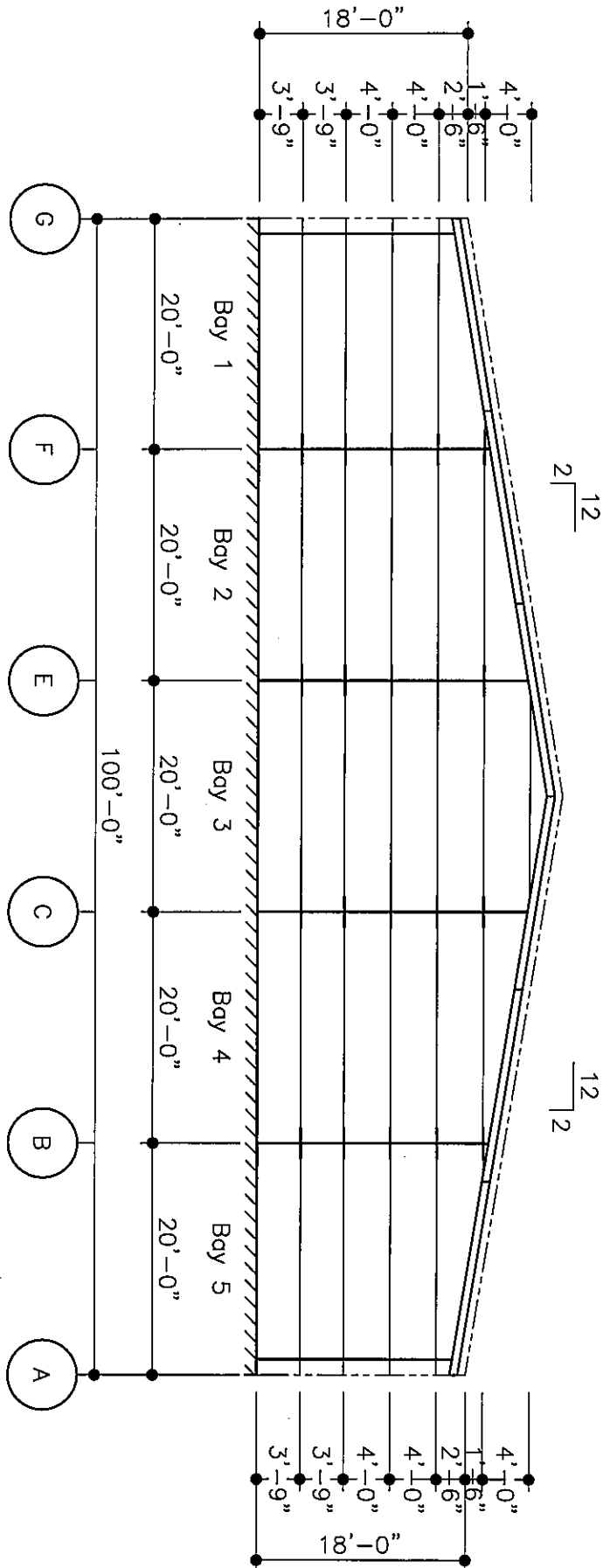
1111

215

KEY PLAN

PULAMA CHOW

ELEVATION AT LINE 4



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM

PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER:

ST7

QUOTE NUMBER:

040224-001

PROJECT NAME:

PULAMA CHOW

HOMER, AK

CUSTOMER NAME:

ARCTIC FOX

WASILLA, AK

40

CBC STEEL BUILDINGS
A POLARIS BRAND

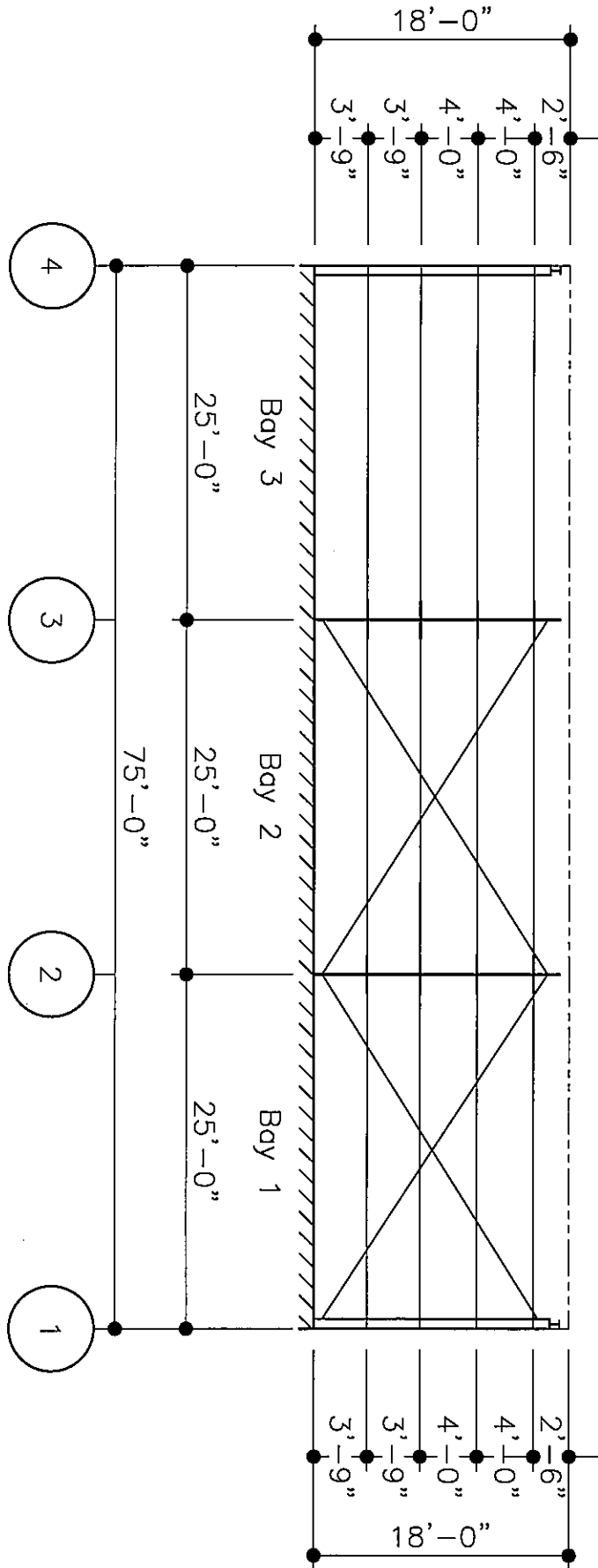
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KEY PLAN

PULAMA CHOW



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM

PRELIMINARY STRUCTURAL ELEVATIONS

SHEET NUMBER:

ST8

QUOTE NUMBER:

040224-001

PROJECT NAME:

PULAMA CHOW

HOMER, AK

CUSTOMER NAME:

ARCTIC FOX

WASILLA, AK

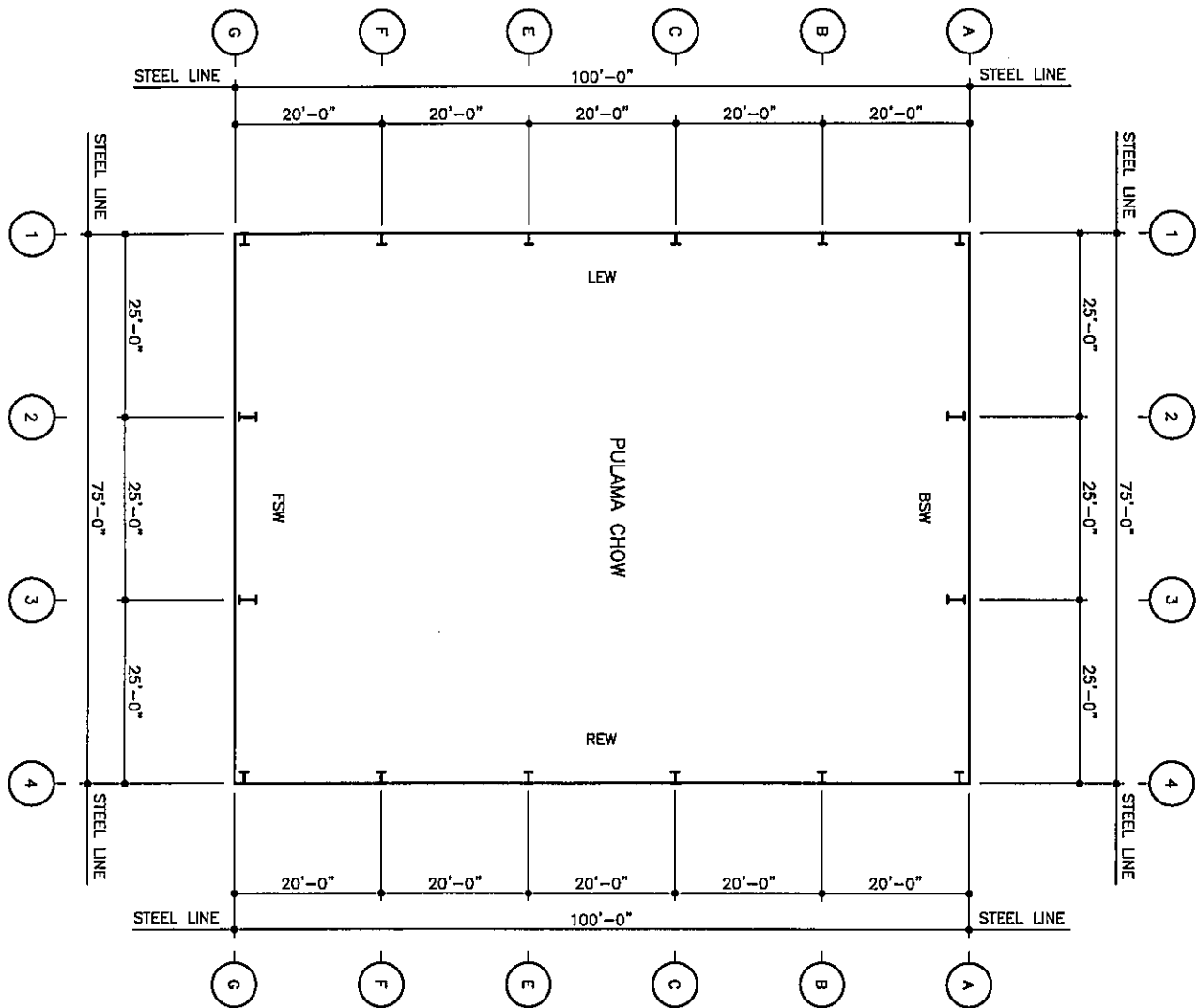
41




CEC STEEL BUILDINGS
A PULAMA BRAND

Drawing Generated by
eQuote

1111

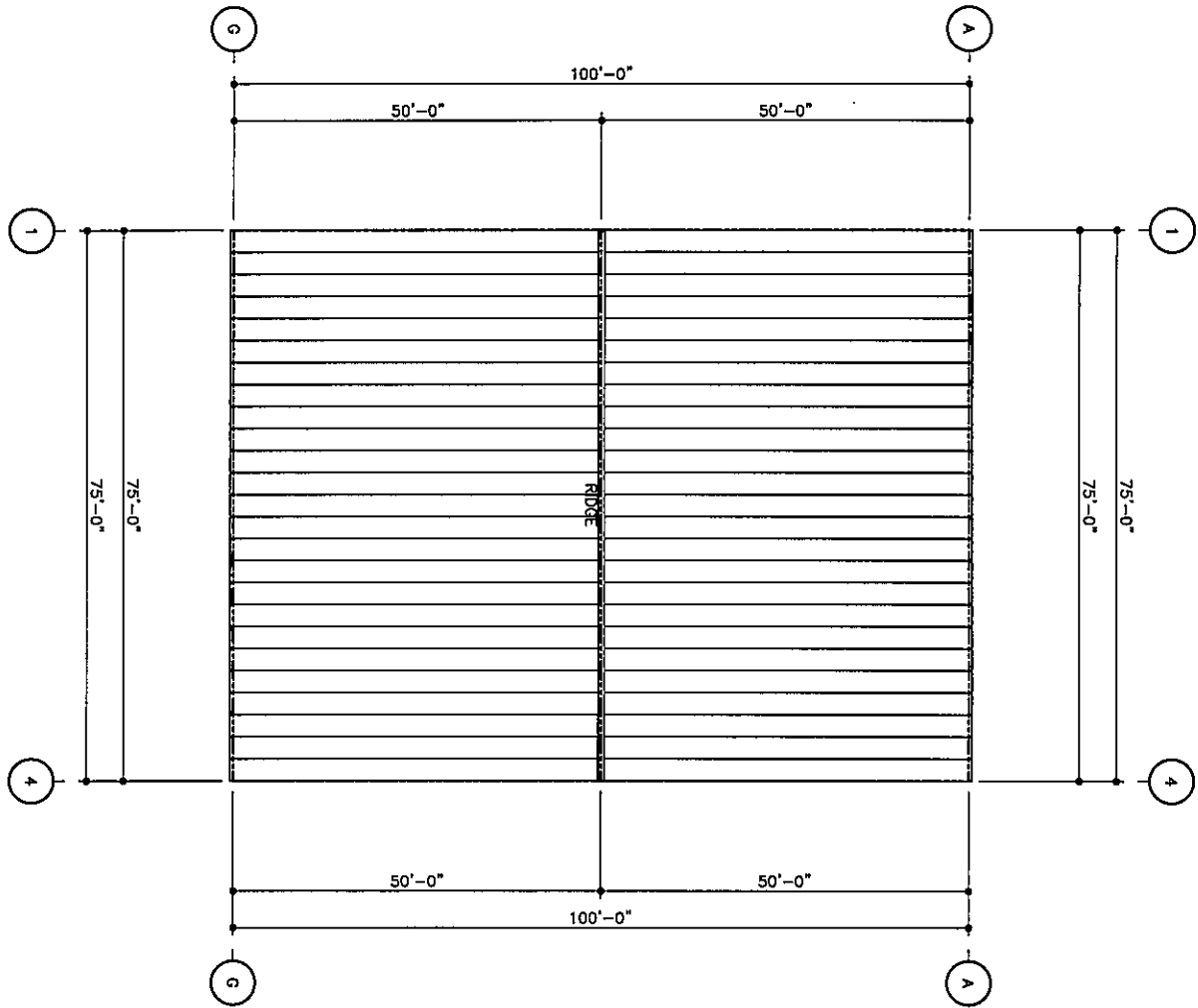
AC ARE



DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: PULAMA CHOW		42	 STEEL BUILDINGS A PULAMA BRAND	Sponsored by  
SHEET TITLE: PRELIMINARY CRANE PLAN		HOMER, AK				
SHEET NUMBER: CP1	QUOTE NUMBER: 040224-001	CUSTOMER NAME: ARCTIC FOX WASILLA, AK				

ROOF SHEETING PLAN

PULAMA CHOW - PANELS: 26 GA. R-PANEL - TO BE SELECTED (SP)



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM

PRELIMINARY ROOF SHEETING PLAN

SHEET NUMBER:
RS1

QUOTE NUMBER:
040224-001

PROJECT NAME:
PULAMA CHOW
HOMER, AK
CUSTOMER NAME:
ARCTIC FOX
WASILLA, AK

43

CBC STEEL BUILDINGS
A PULAMA BRAND

Design Provided By
eQuote

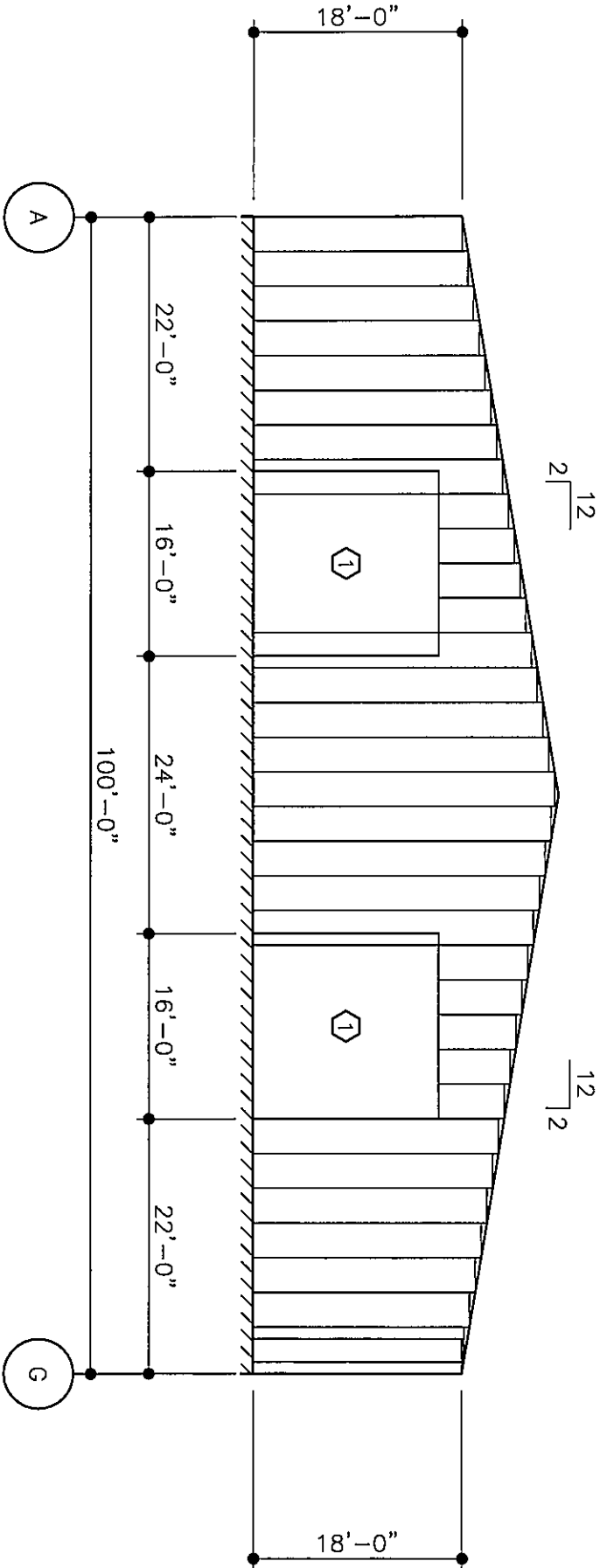
100%



KEY PLAN

PULAMA CHOW

FRAMED OPENING SCHEDULE				
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT
1	2	16'-0"	16'-0"	0'-0"
				LOCATED
				FACTORY



WALL SHEETING ELEVATION AT LINE 1
 PANELS: 26 GA. R-PANEL - TO BE SELECTED (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER:

WS5

QUOTE NUMBER:

040224-001

PROJECT NAME:

PULAMA CHOW

HOMER, AK

CUSTOMER NAME:

ARCTIC FOX

WASILLA, AK

44

CBC STEEL BUILDINGS
 A HELMOLD GROUP

Being Provided By
 eQuote

1111

AK AK

KEY PLAN

PULAMA CHOW

18'-0"

18'-0"

75'-0"

1

4

WALL SHEETING ELEVATION AT LINE G

PANELS: 26 GA. R-PANEL - TO BE SELECTED (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM
PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER: WS6
QUOTE NUMBER: 040224-001

PROJECT NAME:
PULAMA CHOW
HOMER, AK
CUSTOMER NAME:
ARCTIC FOX
WASILLA, AK

45

CBC STEEL BUILDINGS
A PULAMA BRAND

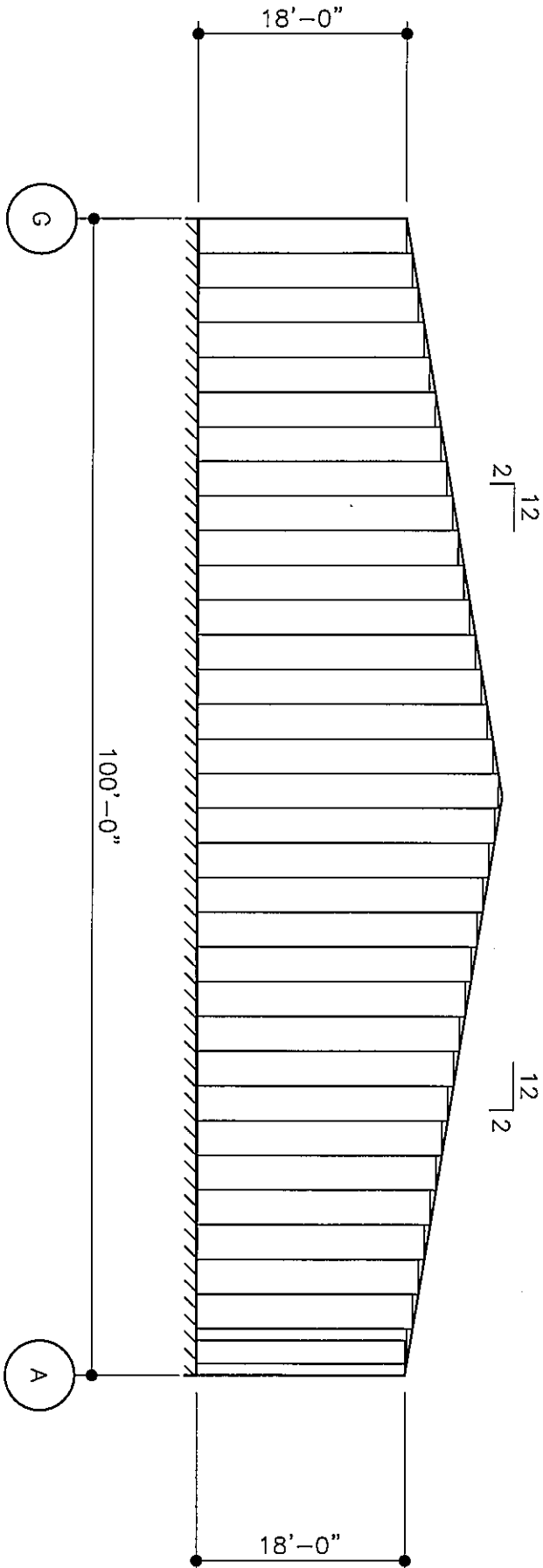
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211
22 472

KEY PLAN

PULAMA CHOW



WALL SHEETING ELEVATION AT LINE 4
PANELS: 26 GA. R-PANEL - TO BE SELECTED (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: 5/3/2024 4:21 PM

PRELIMINARY SHEETING ELEVATIONS

SHEET NUMBER:

WS7

QUOTE NUMBER:

040224-001

PROJECT NAME:

PULAMA CHOW

HOMER, AK

CUSTOMER NAME:

ARCTIC FOX

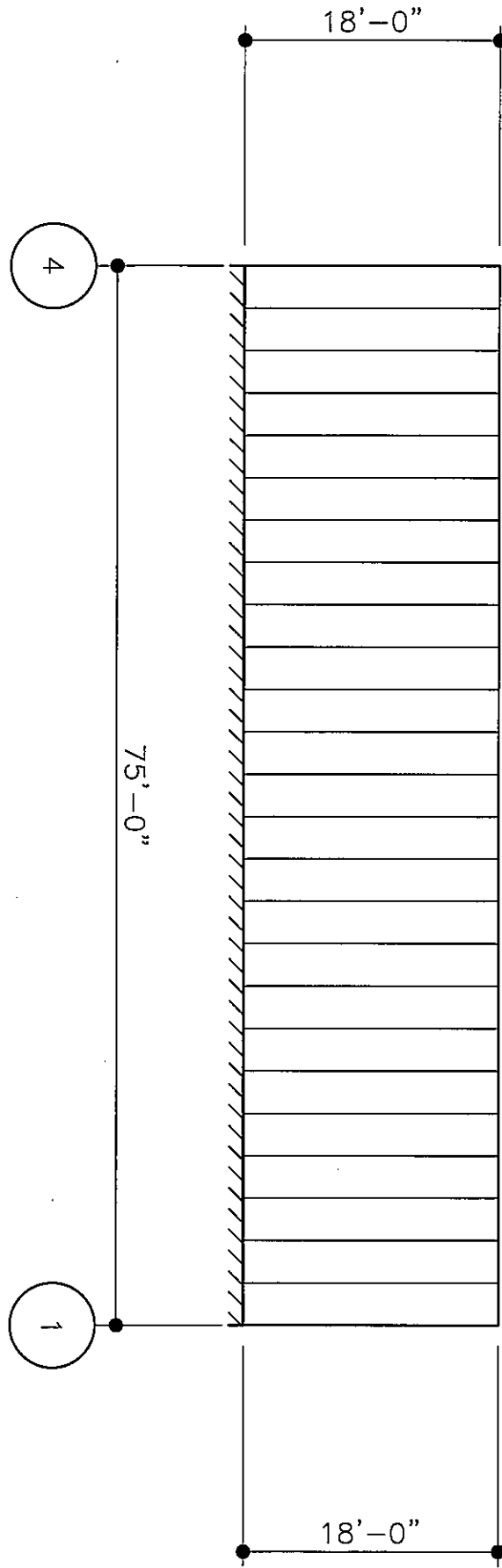
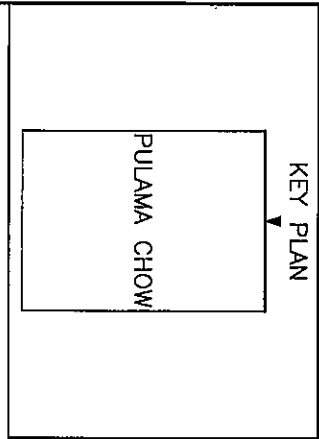
WASILLA, AK

46






Drawn & Revised by
eQuote

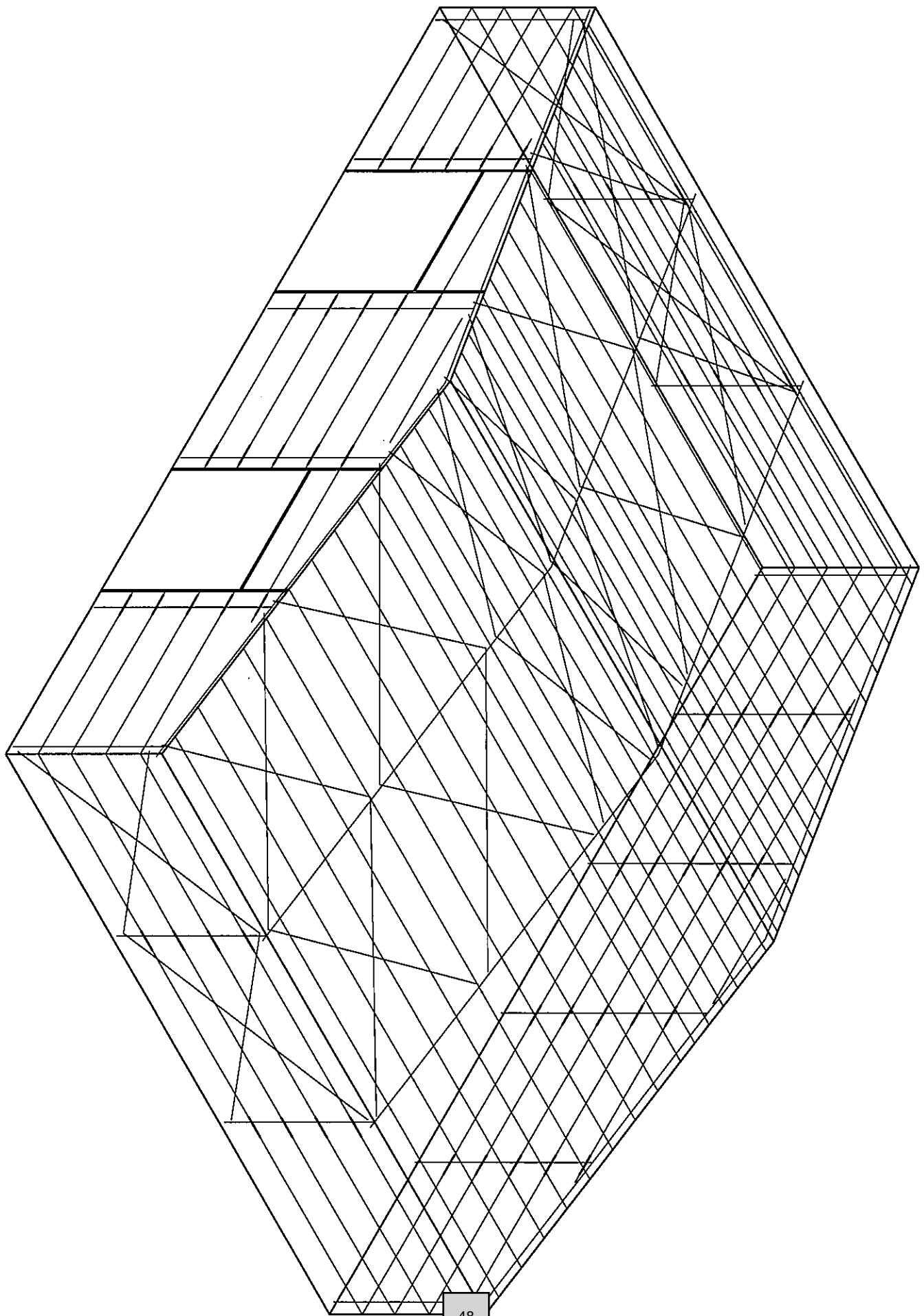




WALL SHEETING ELEVATION AT LINE A

PANELS: 26 GA. R-PANEL – TO BE SELECTED (SP)

DO NOT USE FOR FINAL CONSTRUCTION		PROJECT NAME: PULAMA CHOW		47	 STEEL BUILDINGS A PULAMA BRAND	 Drawing Generated By eQuote	 PULAMA
SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS		HOMER, AK					
SHEET NUMBER: WS8		ARCTIC FOX WASILLA, AK					



NOTES

1. THE FRONT 15' ALONG THE ROW IS A UTILITY EASEMENT GRANTED THIS PLAT.
NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.

2. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.

3. THE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS.

4. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 00-839.

5. THE 20 FOOT WIDE ALLEY EASEMENT CENTERED ON THE BACK LOT LINE WAS VACATED BY ACTION OF THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT ITS MEETING AUGUST 6, 1979. SAID VACATION IS REFERENCED AS KPB RESOLUTION 79-1, SECTION 1, RECORDED BOOK 108, PAGE 649 H.R.D.

6. AN EASEMENT SHALL REMAIN IN VACATED 20 FOOT ALLEY FOR ANY UTILITIES LOCATED WITHIN THE FORMER 20 FOOT ALLEY EASEMENT AT THE TIME THAT THE ALLEY EASEMENT VACATION BECAME EFFECTIVE, PER KPB RESOLUTION 79-1, SECTION 2, BOOK 108, PAGE 649 H.R.D.

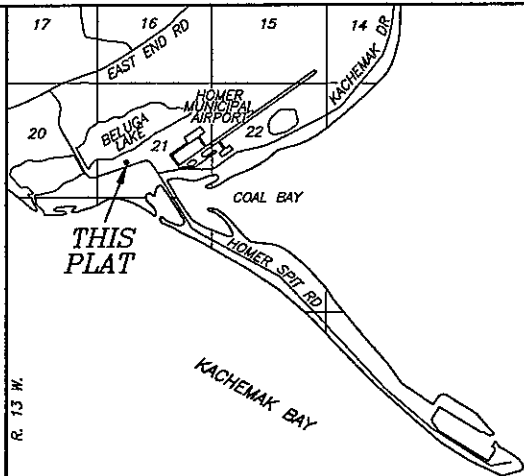
PLAT APPROVAL

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

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

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



CERTIFICATE OF OWNERSHIP

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

BARTON POLI CHOW, TRUSTEE
CHOW COMMUNITY PROPERTY TRUST
P.O. BOX 569
ANCHOR POINT, 99556

STARLET NOELANI CHOW, TRUSTEE
CHOW COMMUNITY PROPERTY TRUST
P.O. BOX 569
ANCHOR POINT, 99556

NOTARY'S ACKNOWLEDGMENT

FOR: BARTON POLI CHOW
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

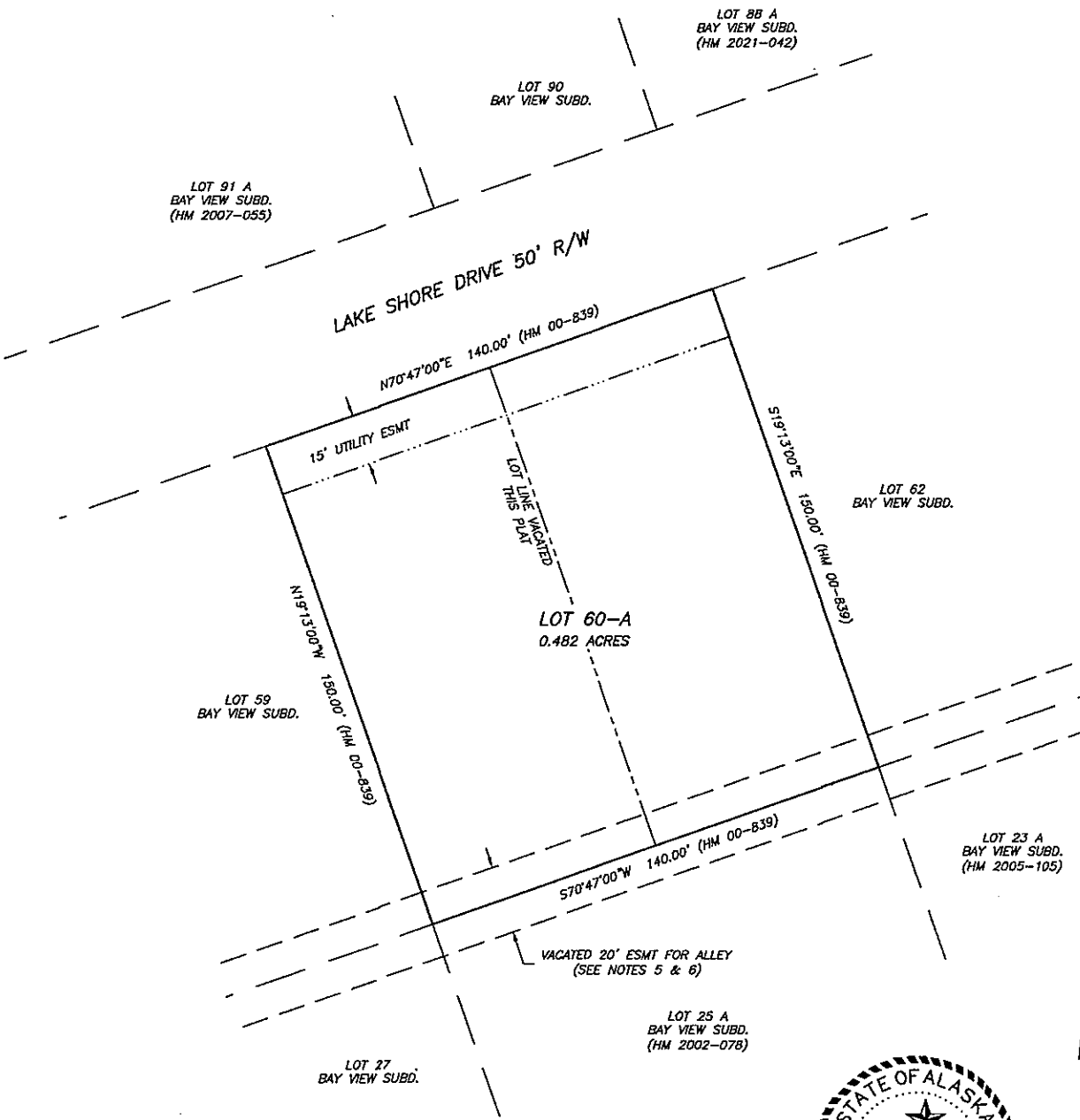
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: STARLET NOELANI CHOW
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES _____



GRAPHIC SCALE

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXX

BAY VIEW SUBDIVISION
CHOW 2024 REPLAT

A SUBDIVISION OF LOTS 60 & 61, BAY VIEW SUBDIVISION
(HM 00-839), LOCATED WITHIN THE SW1/4
SECTION 21, T. 6 S., R. 13 W.,
SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.482 AC

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

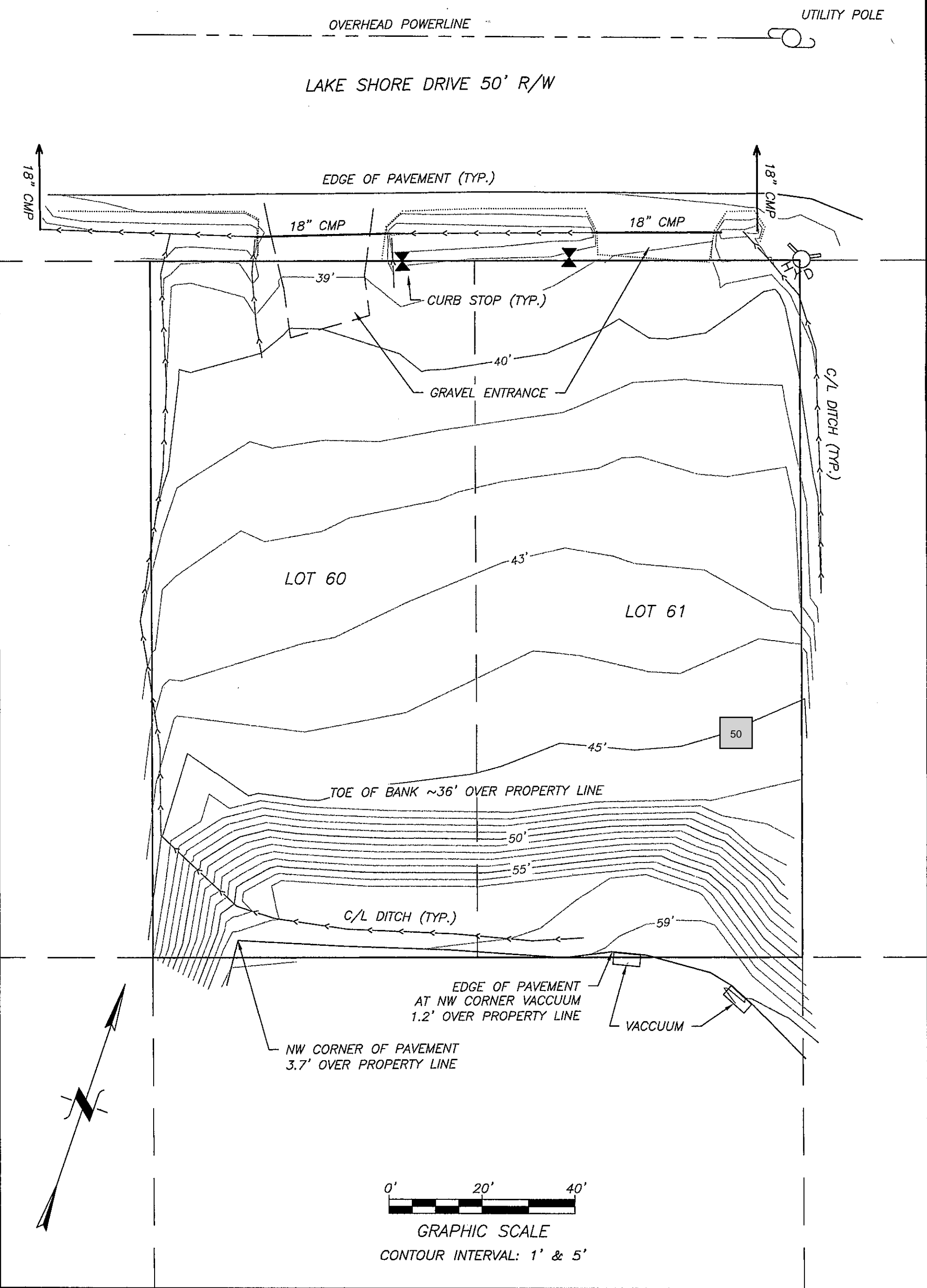
CLIENTS: CHOW COMMUNITY PROPERTY TRUST
P.O. BOX 2044 HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2024-14
DATE: 04/2024	SCALE: 1"=30'	SHEET #1 OF 1

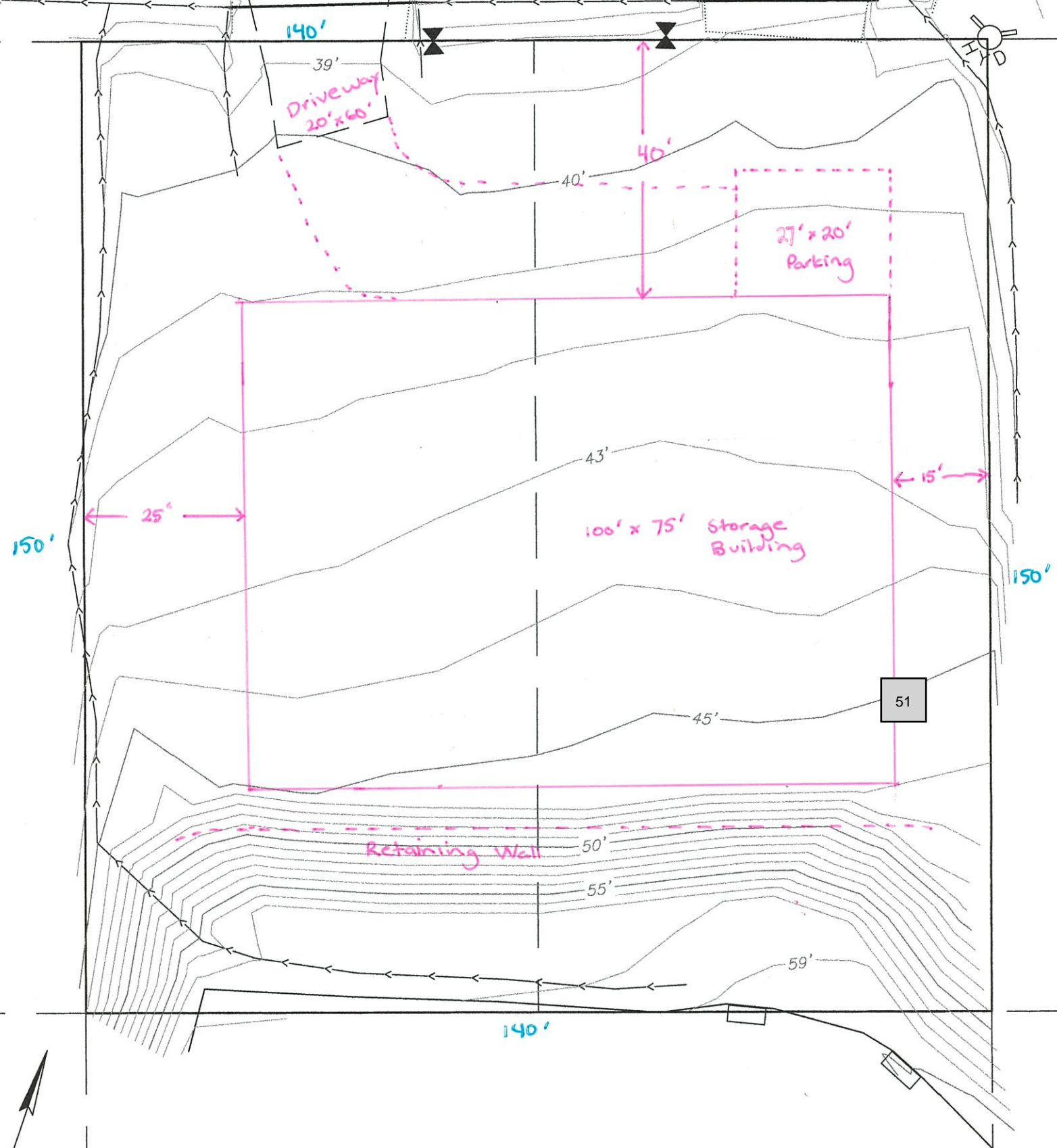
ORIGINAL GROUND TOPOGRAPHY
LOTS 60 & 61 BAY VIEW SUBD.

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.
1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

DATE: 5/2024 SCALE: 1"=20' SHEET #1 OF 1



Lake Shore Drive



GRAPHIC SCALE
CONTOUR INTERVAL: 1' & 5'



Legend

Transportation

Mileposts



Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels



9" Imagery

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green

0 100 200 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.

Review of comprehensive plan Land Use Chapter for CUP 24—06 RF 6.5.24

GOAL 1: Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Staff: This project supports moderate density, mixed-use development with surrounding properties in area outside of the City core.

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

N/A – not associated with update of zoning map.

Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Staff: No dwellings are proposed with this project, though as proposed, this use should not negatively impact neighboring residential properties.

Objective D: Consider the regional and global impacts of development in Homer.

Staff: This project discourages sprawl with additional infill of vacant lots at the scale and density of the General Commercial 1 zoning district. The location of this project is on the outside of the City of Homer core and fits the moderate-density character planned adjacent to the city’s core.

GOAL 2: Maintain the quality of Homer’s natural environment and scenic beauty.

Objective A: Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

N/A – not associated with mapping.

Objective B: Continue to review and refine development standards and require development practices that protect environmental functions.

N/A – not associated with creation of development standards.

Objective C: Provide extra protection for areas with highest environmental value or development constraints.

N/A – Already developed area, no change in impact is proposed.

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

N/A – not associated with other jurisdictions.

GOAL 3: Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Staff: Goal 3, objective A implementation items are all directives to review and consider new policies and are not directly applicable to CUP’s.

Objective B: Encourage high quality site design and buildings.

Staff: The proposal is for a warehouse, that will infill a currently vacant lot (only has an accessory use), which is required to submit a Zoning Permit and meet City requirements for site development.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Staff: The proposal is not found in the CBD.

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Staff: N/A – not associated with a commercial/business purpose on a major collector/thoroughfare.

Finding:

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

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, June 5, 2024 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) CUP 24-06 per HCC 21.24.040 (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. The applicant proposes a 7,500 square foot warehouse at 1323 & 1335 Lakeshore Drive. T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 60 and T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0000839 BAY VIEW SUB LOT 61

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 May 31, 2024 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, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

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

.....

VICINITY MAP ON REVERSE

Vicinity Map

Beluga Lake

LANDINGS ST.

LAKE SHORE DR.

Proposed Project location.
Lot lines changing
as part of another action

Star
Wash

Ocean Drive

DOUGLAS PL.

BAY AVE.



City of Homer
Planning and Zoning Department
5/21/24

Request for Conditional Use Permit 2024-06

Marked lots are within 300 feet
and property owners notified



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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 24-023

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: June 5, 2024
SUBJECT: Conditional Use Permit (CUP) 24-07

Synopsis The applicant requests a Conditional Use Permit (CUP) CUP 24-07 per HCC 21.16.030 (c), Medical clinics at 1224 East End Road.

Applicant: William E Richardson
1125 Kalalock Ct
Homer, AK 99603

Location: 1224 East End Road

Legal Description: T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002087 JAMES WADDELL
BOUNDARY SURVEY TRACT 10 EXCLUDING DOT ROW

Parcel ID: 17903009

Size of Existing Lot: 0.95 acres

Zoning Designation: Residential Office District

Existing Land Use: Vacant

Surrounding Land Use: North: Vacant
South: Vacant
East: Vacant
West: Commercial and Vacant

Comprehensive Plan: Chapter 4, Goal 1, Objective A, C, and D and Goal 4, Objective B

Wetland Status: Wetland/Upland Complex is on the northwest corner of the property.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities, water and sewer, service the site.

Public Notice: Notice was sent to 17 property owners of 19 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes a dental office at 1224 East End Road.

The current use of 1224 East End Road is vacant and the applicant proposes a dental office. The applicant notes currently the land is vacant and that the previous owner had cleared most of the vegetation from the lot and placed gravel on a large portion of the lot. There are no buildings on the lot at this time. The applicant intends to build a nice dental office, that will hold the dental practice Richardson DMD INC. Currently the dental office is located in rental space at 412 E Pioneer Avenue. The dental practice employs 5 full time people, including the owner, and utilizes the part time services of several other people. Richardson DMD assists many Homer residents with their care each year. Moving the existing business to a larger, modern building provides the possibility of increasing the availability of dental care to the local community, and creating additional employment opportunities.

PARKING: The applicant is required to provide 14 spaces (one per 300 square feet for a dental clinic). The 22 parking spaces identified in the application exceeds the required number of spaces.

DENSITY: The minimum lot size is 7,500 square feet. The lot size is approximately 41,382 square feet. The minimum lot size is met.



Proposed location of a dental office at 1224 East End Road

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

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

Analysis: 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:

HCC 21.16.030 (c), Medical clinics

Per HCC 21.03.040 “Clinic” means a professional office with facilities for providing outpatient medical, dental or psychiatric services, which may include as incidental to the principal use a dispensary to handle medication and other merchandise prescribed by occupants in the course of their professional practices.

Finding 1: The structures and uses are authorized by the applicable code.

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

HCC 21.16.010 Purpose. The Residential Office District is primarily intended for a mixture of low-density to medium-density residential uses and certain specified businesses and offices, which may include professional services, administrative services and personal services, but generally not including direct retail or wholesale transactions except for sales that are incidental to the provision of authorized services. A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The district provides a transition zone between commercial and residential neighborhoods.

Applicant: The Zoning District is Residential Office. Within a quarter mile radius of the building site there is medium concentration of residential buildings and light concentration of offices. Businesses include a medical eye doctor, an apartment complex / management office, a water systems business

Analysis: A medical clinic is a permitted use with an authorized conditional use permit. The applicant proposes a dental clinic, as a professional service/office at a low-density, which is compatible with neighboring residential and commercial uses, and thus

providing structures and uses compatible with the purpose of the Residential Office district.

Finding 2: The proposed structures and uses are compatible with the purpose of the district.

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

Applicant: A nice, esthetically pleasing building should increase the value of adjacent properties. A building that is used as a dental office should further increase the value, as it is a business that fits well in neighborhoods

Analysis: Many permitted uses in the Residential Office district could have greater negative impacts than would be realized from a dental clinic. The storage of commercial fishing gear or the outdoor harboring or keeping of dogs, small animals and fowl as an accessory use could have a greater impact on nearby property values.

Finding 3: A dental clinic is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Applicant: The building houses a small business which fits into the vision of residential / office nicely.

Analysis: Existing uses of the surrounding land are currently commercial & vacant, though it is primarily surrounded by vacant lots. A dental clinic is in character with the surrounding mix of land uses in scale and intensity of use.

Finding 4: The proposal is compatible with existing uses of surrounding land.

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

Applicant: Yes, the services are adequate. The building is planned to connect to city sewer and water.

Analysis: The applicant will need to work with Homer Public Works for permits to connect to City sewer and water utilities.

Finding 5: Water, sewer, and fire services will be, prior to occupancy, adequate to serve the proposed dental clinic.

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

Applicant: It should be a good fit. No negative impact is expected.

Analysis: The proposed project provides development at a density allowable in code, at approximately 10% lot coverage, the proposed office (4,216 square feet) is well below the 30% lot coverage maximum without a CUP and is not of an excessive size to create harmful effects on neighborhood character.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

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

Applicant: No there should be no detrimental effect.

Analysis: The proposal does not introduce a use or a scale that is not reasonably anticipated by the rules, regulations, and infrastructure developed to service such a proposal.

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

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

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

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

Applicant: This should be a good fit with the city's comprehensive plan

Analysis: Chapter 4, Goal 1, Objectives A, C, & D Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

This project supports low density, mixed-use development with surrounding properties in area outside of the City core and supports a desirable community character. A dental clinic on an approximately 0.95 acres is similar in size and density to others nearby and contributes to a quality neighborhood. This project discourages sprawl with additional infill of professional dental clinic offices at the scale and density of the Residential Office zoning district. The location of this project is on the outside of the City of Homer core and fits the low-density character planned outside the city core.

Chapter 4, Goal 4, Objectives B Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

The proposed dental clinic would be commercial infill of a vacant lot and is not a strip development.

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A, C, and D and Chapter 4, Goal 4, Objective B and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

Analysis: Chapter 3, Outdoor Lighting is applicable to the Residential Office District.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Finding 10: Project will comply with the applicable provisions of the CDM.

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

- 1. Special yards and spaces:** No specific conditions deemed necessary.
- 2. Fences and walls:** No specific conditions deemed necessary.
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.

6. Special provisions on signs: No specific conditions deemed necessary.

7. Landscaping: No specific conditions deemed necessary.

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

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

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

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

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

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

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

PUBLIC WORKS COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 24-07, **Staff Report 24-023** with findings 1-10 and the following conditions.

Condition 1: Outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Attachments

Application

Site Plan

Elevation Drawing

Floor Plans

Aerial Map

Compliance Review of Homer Comprehensive Plan

Public Notice and Map



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue

Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: William E Richardson Phone No.: (907)299-5778

Address: 1125 Kalalock Ct Homer AK Email: akawer@horizonsatellite.com

Property Owner (if different than the applicant):

Name: Sarah Richardson LLC Phone No.: (907)299-5909

Address: 1125 Kalalock Ct Homer AK Email: sarahinhomer@gmail.com

PROPERTY INFORMATION:

Address: 1224 East End Rd Lot Size: .95 acres KPB Tax ID # HM0002087

Legal Description of Property: James Waddell Boundary 10

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire				65	x	x	x	x			x	

Circle applicable additional permits. Planning staff can assist with these questions.

- ☒ Y ☐ N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: Will apply for permit when architectural plans are detailed enough for submission
- ☒ Y ☐ N Will development trigger a Development Activity Plan?
Application Status: _____
- ☒ Y ☐ N Will development trigger a Storm Water Plan?
Application Status: _____
- ☒ Y ☐ N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- ☒ Y ☐ N Is development in a floodplain? If yes, a Flood Development Permit is required.
- ☒ Y ☐ N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- ☒ Y ☐ N Do the project require a traffic impact analysis?
- ☒ Y ☐ N Are there any nonconforming uses or structures on the property?
- ☒ Y ☐ N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- ☒ Y ☐ N Does the site have a State or City driveway permit? Status: _____
- ☒ Y ☐ N Does the site have active City water and sewer permits? Status: _____

Conditional Use Permit Application Questions. Use additional sheets if necessary.

1. Currently, how is the property used? Are there buildings on the property? How many square feet? Uses within the building(s)?
Currently the land is vacant. The previous owner had cleared most of the vegetation from the
lot and placed gravel on a large portion of the lot. There are no buildings on the lot at this time.

2. What is the proposed use of the property? How do you intend to develop the property?
Attach additional sheet if needed. Provide as much information as possible.
We intend to build a nice dental office, that will hold the dental practice Richardson DMD INC.
Currently the dental practice is located in rental space at 412 E Pioneer Ave. The dental practice
employs five full time people, including the owner, and utilizes the part time services of
several other people. Richardson DMD assists many Homer area residents with their dental
care each year. Moving the existing business to a larger, modern building, provides the
possibility of increasing the availability of dental care to the local community, and creating
additional employment opportunities.

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

- a. What code citation authorizes each proposed use and structure by conditional use permit?

Conditional Use Permits are needed for "Medical Clinic" with "Dental"

as an example.

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

The Zoning District is Residential Office. Within a quarter mile radius of the building site there is medium concentration of residential buildings and light concentration of offices. Businesses include a medical eye doctor, an apartment complex / management office, a water systems business.

Paul Banks School is nearby and there is mixed condition vacant land.

- c. How will your proposed project affect adjoining property values?

A nice, estheticly pleasing building should increase the value of adjacent properties. A building that is used as a dental office should further increase the value, as it is a business that fits well in neighborhoods

- d. How is your proposal compatible with existing uses of the surrounding land?

The building houses a small business which fits into the vision of residential / office nicely.

- e. Are/will public services adequate to serve the proposed uses and structures?

Yes the services are adequate. The building is planned to connect to city sewer and water.

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

It should be a good fit. No negative impact is expected.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

No there should be no detrimental effect.

- h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

This should be a good fit with the city's comprehensive plan.

- i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

1. Y ☒ N Special yards and spaces
2. Y ☒ N Fences, walls and screening
3. Y ☒ N Surfacing of parking areas
4. Y ☒ N Street and road dedications and improvements (or bonds)
5. Y ☒ N Control of points of vehicular ingress and egress
6. Y ☒ N Special provisions on signs
7. Y ☒ N Landscaping
8. Y ☒ N Maintenance of the grounds, buildings, or structures
9. Y ☒ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances
10. Y ☒ N Time for certain activities
11. Y ☒ N A time period within which the proposed use shall be developed
12. Y ☒ N A limit on total duration of use
13. Y ☒ N Special dimensional requirements such as lot area, setbacks, building height
14. Y ☒ N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 14
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)
2. How many spaces are shown on your parking plan? 22
3. Are you requesting any reductions? No

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

CIRCLE ONE:

Owner of record

Lessee

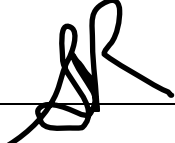
Contract purchaser

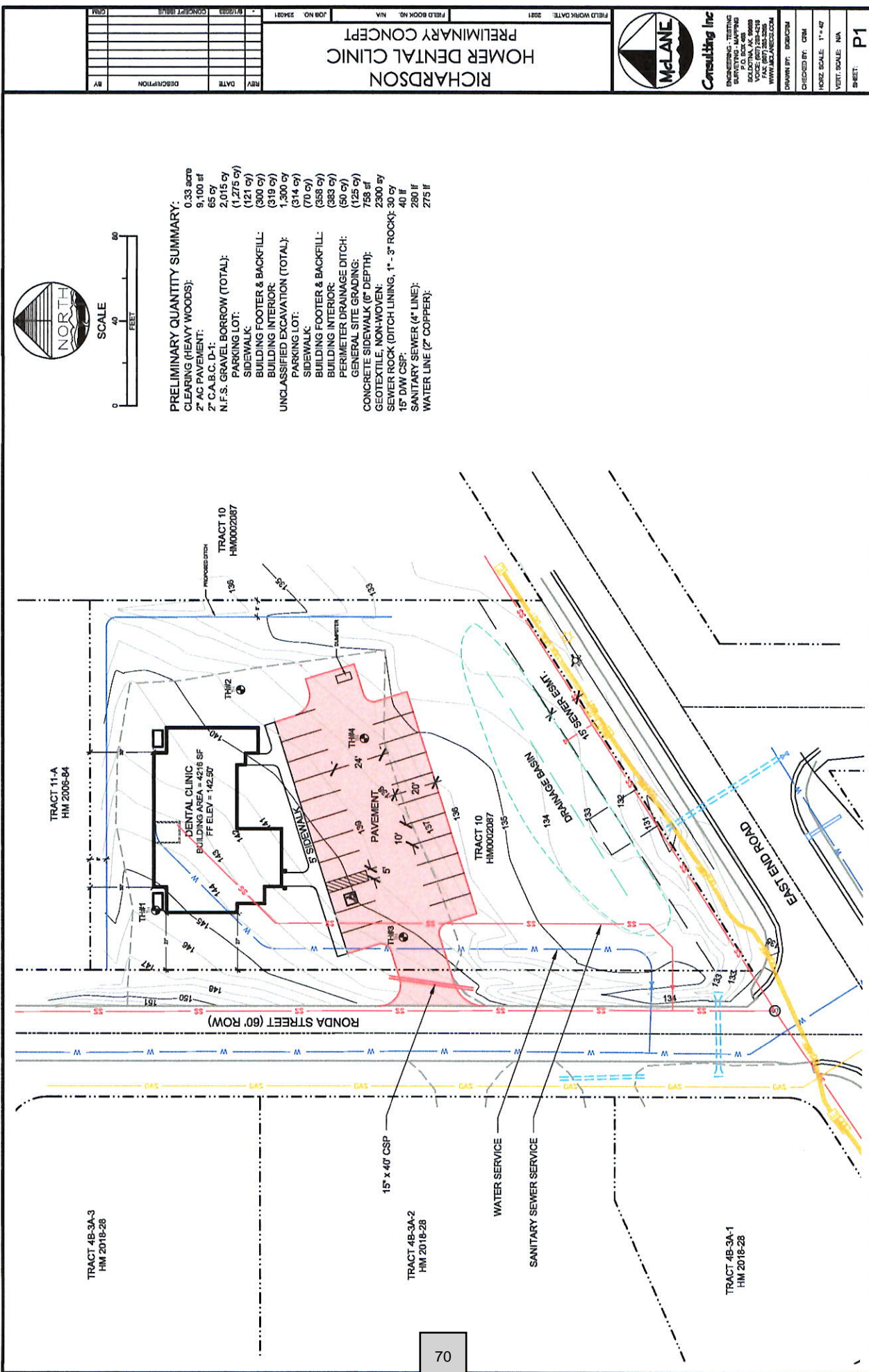
Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:

(a) apply for the conditional use permit, and

(b) bind the owner to the terms of the conditional use permit, if granted.

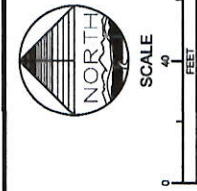
Applicant signature: William E Richardson Date: 5/12/2024

Property Owner signature:  Date: 5/12/2024



PRELIMINARY QUANTITY SUMMARY:

CLEARING (HEAVY WOODS): 0.33 acre
2" AG PAVEMENT: 9,100 sf
2" C.A.B.C.D-1: 65 cy
N.F.S. GRAVEL BORROW (TOTAL): 2,015 cy
PARKING LOT: (1,275 cy)
SIDEWALK: (121 cy)
BUILDING FOOTER & BACKFILL: (300 cy)
BUILDING INTERIOR: (319 cy)
UNCLASSIFIED EXCAVATION (TOTAL): 1,300 cy
PARKING LOT: (314 cy)
SIDEWALK: (70 cy)
BUILDING FOOTER & BACKFILL: (388 cy)
BUILDING INTERIOR: (383 cy)
PERMETER DRAINAGE DITCH: (50 cy)
GENERAL SITE GRADING: (125 cy)
CONCRETE SIDEWALK (6" DEPTH): 758 sf
GEOTEXTILE, NON-WOVEN: 2300 sq
SEWER ROCK (DITCH LINING, 1'-3" ROCK): 30 cy
15" DW CSP: 280 lf
SANTARY SEWER (4" LINE): 40 lf
WATER LINE (2" COPPER): 275 lf



RICHARDSON
HOMER DENTAL CLINIC
PRELIMINARY CONCEPT

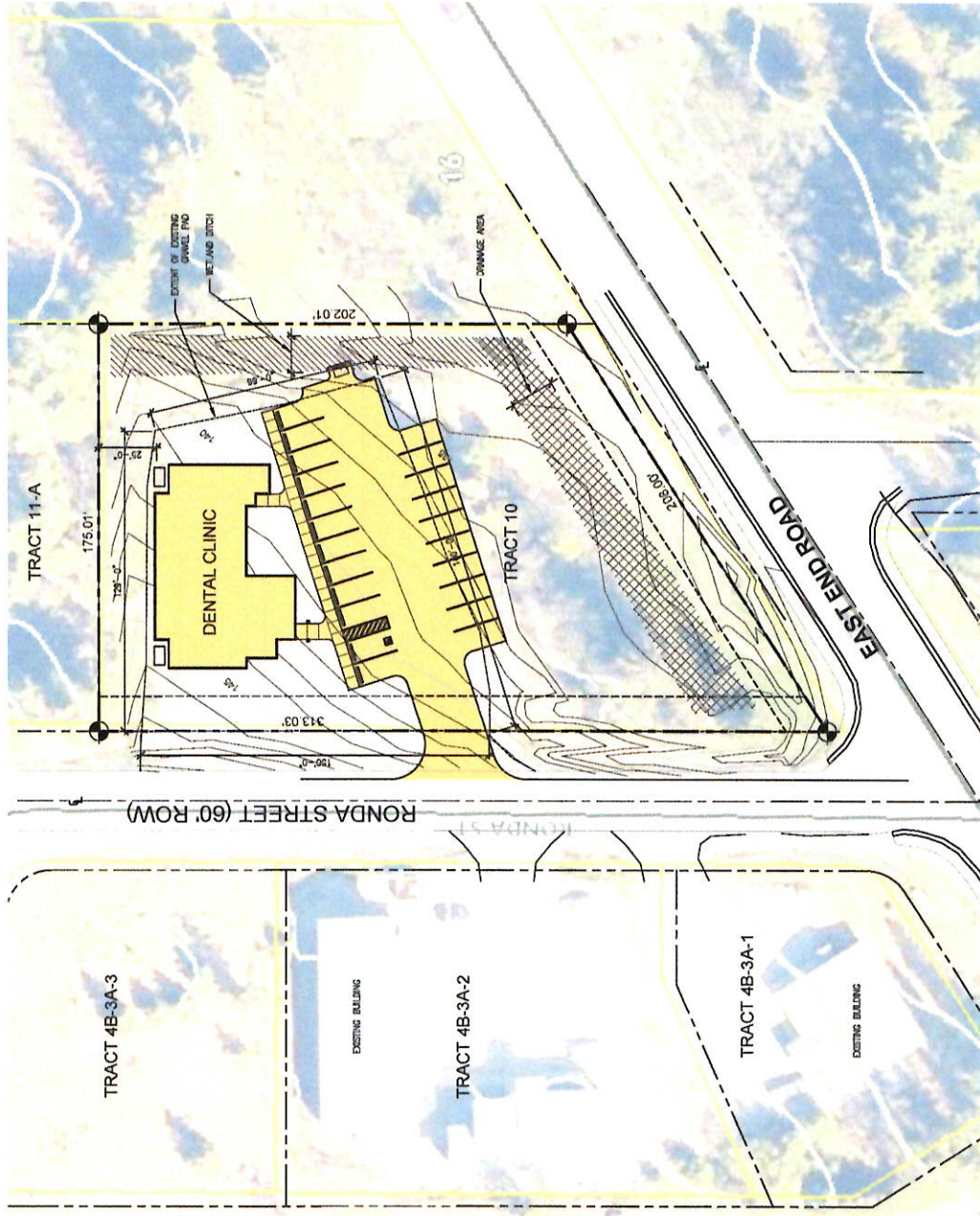


McLane Consulting Inc.
ENGINEERING - TESTING
SURVEYING - MAPPING
SOLIDOTRIA, AK 99589
VOICE: (907) 282-4295
WWW.MCLANECONS.COM

DRAWN BY: BSC/CH
CHECKED BY: CHM
NOTES: SCALE: 1" = 40'
VERT. SCALE: N/A
SHEET: P1

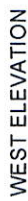
Revisions:	06.06.2023 HOMER DENTAL CLINIC
Date:	JUNE 6, 2023
Drawn:	MAN
Checked:	CMP
Project:	2022
File Name:	2022.DWG
Sheet Title:	SITE PLAN
Sheet:	A1.0
of	2

PROVIDED PARKING
(22) STANDARD 10'X20' PARKING SPACES



1 SITE PLAN
GRAPHIC SCALE: 0' 10' 20' 40'
REF: N
W E S

Revisions:	FOR REVIEW	Date: JUNE 10, 2023
		Drawn: KML
		Checked: CNP
		Project: 2031
	Sheet Title:	ELEVATIONS
	Sheet:	A3.1
		of



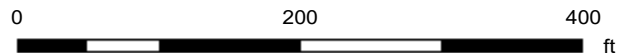
7 EXTERIOR RENDERING (LEFT)



EXTERIOR RENDERING (RIGHT)



EXTERIOR RENDERING (FRONT)



NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the operation or modification of the data. In using these data, you further agree to indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or correction of the data, or use of the data.



Legend

Transportation

Mileposts



Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels



9" Imagery

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green

Review of comprehensive plan Land Use Chapter for CUP 24—07 RF 6.5.24

GOAL 1: Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Staff: This project supports low density, mixed-use development with surrounding properties in area outside of the City core and supports a desirable community character.

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

N/A – not associated with update of zoning map.

Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Staff: A dental clinic on an approximately 0.95 acres is similar in size and density to others nearby and contributes to a quality neighborhood.

Objective D: Consider the regional and global impacts of development in Homer.

Staff: This project discourages sprawl with additional infill of professional dental clinic offices at the scale and density of the Residential Office zoning district. The location of this project is on the outside of the City of Homer core and fits the low-density character planned outside the city core.

GOAL 2: Maintain the quality of Homer’s natural environment and scenic beauty.

Objective A: Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

N/A – not associated with mapping.

Objective B: Continue to review and refine development standards and require development practices that protect environmental functions.

N/A – not associated with creation of development standards.

Objective C: Provide extra protection for areas with highest environmental value or development constraints.

N/A – Already developed area, no change in impact is proposed.

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

N/A – not associated with other jurisdictions.

GOAL 3: Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Staff: Goal 3, objective A implementation items are all directives to review and consider new policies and are not directly applicable to CUP’s.

Objective B: Encourage high quality site design and buildings.

Staff: The proposal is for a dental clinic that is required to submit a Zoning Permit and meet City requirements for site development.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Staff: The proposal is not found in the CBD.

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Staff: The proposed dental clinic would be commercial infill of a vacant lot and is not a strip development.

Finding:

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

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, June 5, 2024 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) CUP 24-07 per HCC 21.16.030 (c), Medical clinics. The applicant proposes a dental office at 1224 East End Road. T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0002087 JAMES WADDELL BOUNDARY SURVEY TRACT 10 EXCLUDING DOT ROW

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

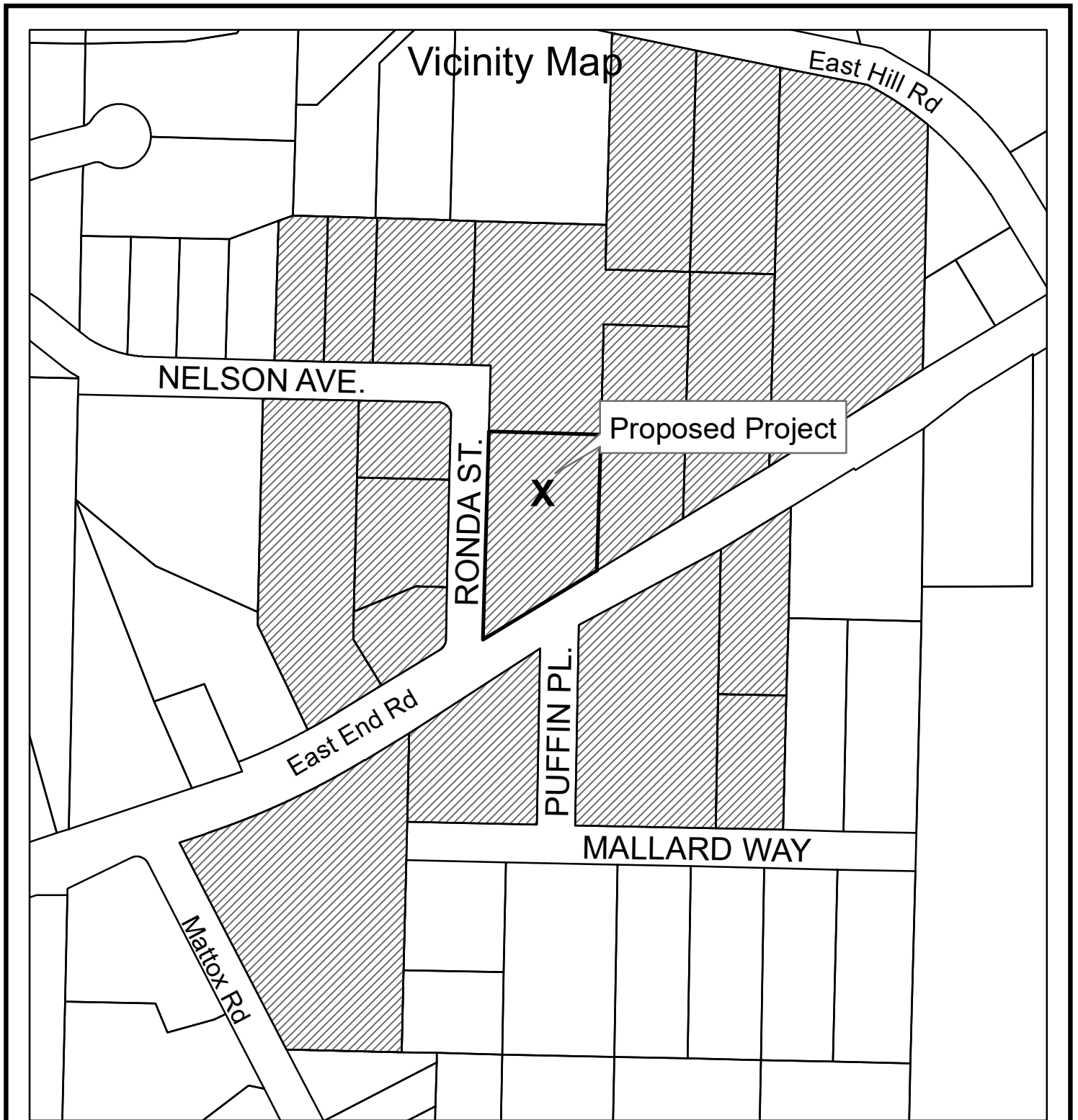
Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 31, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office 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, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

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

.....
VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department
5/21/24

Request for Conditional Use Permit 2024-07 1224 East End Rd

Marked lots are within 300 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.*



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 24-024

TO: Homer Planning Commission
FROM: Ryan Foster, AICP, City Planner
DATE: June 5, 2024
SUBJECT: Conditional Use Permit (CUP) 24-08

Synopsis The applicant requests a Conditional Use Permit (CUP) CUP 24-08 per HCC 21.18.030 (m), More than one building containing a permitted principal use on a lot at 3684 Main Street.

Applicant: Robert Bornt
3684 Main St
Homer, AK 99603

Location: 3684 Main Street

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0540251A NILS O SVEDLUND
SUB AMD S 201.9 FT OF LOT 13 TRACT B

Parcel ID: 177080002

Size of Existing Lot: 0.96 acres

Zoning Designation: Central Business District

Existing Land Use: Commercial

Surrounding Land Use: North: Commercial
South: Vacant and Commercial
East: Vacant
West: Commercial and Vacant

Comprehensive Plan: Chapter 4, Goal 1, Objective A, C, and D
Chapter 4, Goal 3, Objective B
Chapter 4, Goal 4, Objective A, B

Wetland Status: KWF Wetland/Upland Complex is identified on the majority of the property.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities, water and sewer, service the site.

Public Notice: Notice was sent to 13 property owners of 24 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant proposes four single-family dwellings at 3684 Main Street. The current use of 3684 Main St is a multi-use building with a commercial laundromat on the ground floor and 16 studio residences above.

PARKING: The applicant is required to provide 28 spaces per the following calculation per HCC 21.55.090 (one per efficiency or one-bedroom dwelling when more than one dwelling unit is located on a parcel. Detached efficiency or one-bedroom dwelling units shall provide an additional one guest parking space per four dwelling units):

16 studio units = 20 spaces

4 cabins = 5 spaces

3,600 sf laundromat = 12 spaces

37 spaces x 25% reduction for a mixed use property = 28 total parking spaces required

The thirty-four parking spaces identified in the application and site plan exceeds the required number of spaces.

DENSITY: The minimum lot area is 6,000 square feet. The lot is approximately 41, 817 square feet. The minimum lot size is met.



Proposed location of 4 single family dwellings at 3684 Main Street



Proposed location of 4 single family dwellings at 3684 Main Street

The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030, Review criteria, and establishes the following conditions:

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

Analysis: 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:

HCC 21.18.030 (m), More than one building containing a permitted principal use on a lot

Finding 1: The structures and uses are authorized by the applicable code.

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

HCC 21.18.010 Purpose. The purpose of the Central Business District is primarily to provide a centrally located area within the City for general retail shopping, personal and professional services, educational institutions, entertainment establishments, restaurants and other business uses listed in this chapter. The district is meant to accommodate a mixture of residential and nonresidential uses with conflicts being resolved in favor of nonresidential uses. Pedestrian-friendly designs and amenities are encouraged

Applicant: The addition of four residential cabins is compatible with the zoning district purpose. Providing much needed low cost housing in the central Business district.

Analysis: A single-family dwelling is a permitted outright use. This use is compatible with the Central Business District. The applicant proposes to provide residential housing and non-residential uses at an allowed density where a minimum lot area shall be 6,000 square feet, thus providing structures and uses compatible with the purpose of the district.

Finding 2: The proposed structures and uses are compatible with the purpose of the district.

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

Applicant: The proposed addition of four new residential cabins will enhance the community living standard. Once finished the overall landscaping and site appearance will be improved and enhance the visual atmosphere of the particular section of Main Street.

Analysis: Many uses in the Central Business District have greater negative impacts than would be realized from dwellings. Auto repair and auto and trailer sales or rental areas, ministorage, could have a greater impact on nearby property values. Museums, libraries, and entertainment establishments would likely generate a good deal more traffic.

Finding 3: Residential development is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Applicant: The existing use of surrounding properties is rather stale and has not changed in many years. However, adding new residences and with the ongoing facelift and grounds improvements on site this proposal will be compatible with the existing mixed use and may encourage upgrade.

Analysis: Existing uses of the surrounding land are currently commercial & vacant. A residential use is in character with the surrounding mix of land uses.

Finding 4: The proposal is compatible with existing uses of surrounding land.

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

Applicant: Yes, the property sits along Main Street and city services run along Main Street. All required services are currently serving the property and can accommodate four new cabins.

Analysis: The applicant will need to work with Homer Public Works and Alaska DEC to design and gain approval of a community system to serve sewer to the structures onsite.

Condition 1: The property owner needs to contact and work with ADEC for an engineered community sewer design.

Finding 5: Water, sewer, and fire services will be, prior to occupancy, adequate to serve the existing and proposed dwellings.

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

Applicant: The development of four cabins will not adversely affect the harmony or density and will only increase the usefulness of Main Street as a residential neighborhood - one within walking distance of public services and attractions. It is not expected that there will be any significant increase in traffic, while providing affordable housing for those who may not have vehicles.

Analysis: The proposed project provides residential development at a density allowable in code. The residences are not of an excessive size to create harmful effects on neighborhood character in the Central Business District.

Finding 6: The proposal will not cause undue harmful effect upon desirable neighborhood character.

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

Applicant: This proposal can only increase the health and welfare of those residing or using public facilities laundry on the property providing close to services and shopping for lower income residents and for those living on a fixed income where they may not have vehicles and benefit by the proximity of service to a walking distance.

Analysis: The proposal does not introduce a use or a scale that is not reasonably anticipated by the rules, regulations, and infrastructure developed to service such a proposal.

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

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

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when gaining the required permits.

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

Applicant: Improve property to be attractive. Improve residential footprint in community. Low/modest housing.

Analysis: Chapter 4, Goal 1, Objectives A, C, & D and Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

This project supports high density residential and mixed-use development in the core areas of the City and supports a desirable community character. Four single-family dwellings would provide additional housing options in the core of the City which currently has a very strong demand for housing and is compatible with neighboring properties and contributes to a quality neighborhood. This project discourages sprawl with additional infill dwelling units at the scale and density of the Central Business District. The location of this project is on the core of the City of Homer and fits the high-density, mixed-use character, planned in the city core.

Chapter 4, Goal 3, Objective B Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

The proposal supports four new dwelling units that are required to submit a Zoning Permit and meet City requirements for site development, including meeting the requirements of the Community Design Manual.

Chapter 4, Goal 4, Objectives A, B Goals of the Land Use Chapter of the Homer Comprehensive Plan are supported by this project:

The proposal is located in the CBD and will be required to meet the requirements of Chapters 1-3 of the Community Design Manual. The proposed four single family dwelling units are associated with the existing laundromat on the property and does not consist of a strip style development. The proposed project would infill an existing, underutilized lot.

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The proposal aligns with Chapter 4, Goal 1, Objectives A, C, and D and Goal 3, Objective B, and Goal 4, Objectives A, B and no evidence has been found that it is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

Analysis: Chapter 1, 2, and 3, of the CDM is applicable to the Central Business District.

Condition 2: The applicant must demonstrate compliance with Chapters 1-3 of the CDM with the submission of a zoning permit.

Finding 10: Project will comply with the applicable provisions of the CDM.

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

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

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

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

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

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

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

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

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

PUBLIC WORKS COMMENTS: The property owner needs to contact and work with ADEC for an engineered community sewer design.

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 24-08, **Staff Report 24-024** with findings 1-10 and the following conditions.

Condition 1: The property owner needs to contact and work with ADEC for an engineered community sewer design.

Condition 2: The applicant must demonstrate compliance with Chapters 1-3 of the CDM with the submission of a zoning permit.

Attachments

Application
Site Plan
Elevation Drawing
Floor Plans
Aerial Map
Compliance Review of Homer Comprehensive Plan
Public Notice and Map



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Applicant

Name: Robert Bornt Phone No.: 907-843-2661

Address: 3684 Main Street - Homer, AK 99603 Email: Bobbornt@gmail.com

Property Owner (if different than the applicant):

Name: Robert Bornt Phone No.: 907-843-2661

Address: 3684 Main Street - Homer, AK 99603 Email: Bobbornt@gmail.com

PROPERTY INFORMATION:

Address: 3684 Main Street Lot Size: 0.98 acres KPB Tax ID # 17708002

Legal Description of Property: Lot 13, Tract B, Nils O Svedlund Subdivision

For staff use:

Date: _____ Fee submittal: Amount _____

Received by: _____ Date application accepted as complete _____

Planning Commission Public Hearing Date: _____

Conditional Use Permit Application Requirements:

1. Site Plan - drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
5. This completed application form
6. Payment of application fee (nonrefundable)
7. Any other information required by Code or staff to review your project

Circle Your Zoning District

	RR	UR	RO	CBD	TCD	GBD	GC1	GC2	MC	MI	EEMU	BCWPD
Level 1 Site Plan	x	x	x			x			x			x
Level 1 ROW Access Plan	x	x							x			
Level 1 Site Development Standards	x	x										
Level 1 Lighting			x	x	x	x	x	x	x	x	x	
Level 2 Site Plan			x	x	x		x	x		x	x	
Level 2 ROW Access Plan			x	x	x		x	x		x	x	
Level 2 Site Development Standards			x*	x	x	x	x	x			x	
Level 3 Site Development Standards									x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire					x	x	x	x			x	

Circle applicable additional permits. Planning staff can assist with these questions.

- ☒ Y ☐ N Are you building or remodeling a commercial structure, or multifamily building with more than three (3) apartments? If yes, Fire Marshal Certification is required.
Status: Approved
- ☒ Y ☐ N Will development trigger a Development Activity Plan?
Application Status: _____
- ☒ Y ☐ N Will development trigger a Storm Water Plan?
Application Status: _____
- ☒ Y ☐ N Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- ☒ Y ☐ N Is development in a floodplain? If yes, a Flood Development Permit is required.
- ☒ Y ☐ N Does the project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <https://www.cityofhomer-ak.gov/planning/community-design-manual>
- ☒ Y ☐ N Do the project require a traffic impact analysis?
- ☒ Y ☐ N Are there any nonconforming uses or structures on the property?
- ☒ Y ☐ N Have nonconforming uses or structures on the property been formally accepted by the Homer Advisory Planning Commission?
- ☒ Y ☐ N Does the site have a State or City driveway permit? Status: _____
- ☒ Y ☐ N Does the site have active City water and sewer permits? Status: _____

Conditional Use Permit Application Questions. Use additional sheets if necessary.

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

Multi-use bldg, commercial land use
w/ residential above

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

Add 4 single family dwellings (cabins)
for residential

Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

- a. What code citation authorizes each proposed use and structure by conditional use permit?

21.18.030 h. More than one building
Containing a permitted principal use on a lot

- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.

The addition of four residential cabins is compatible with the zoning district purpose. Providing much needed low cost housing in the central Business district.

- c. How will your proposed project affect adjoining property values?

The proposed addition of four new residential cabins will enhance the community living standard. Once finished the overall landscaping and site appearance will be improved and enhance the visual atmosphere of the particular section of Main Street.

- d. How is your proposal compatible with existing uses of the surrounding land?

The existing use of surrounding properties is rather stale and has not changed in many years. However, adding new residences and with the ongoing facelift and grounds improvements on site this proposal will be compatible with the existing mixed use and may encourage upgrade.

- e. Are/will public services adequate to serve the proposed uses and structures?

Yes, the property sits along Main Street and city services run along Main Street. All required services are currently serving the property and can accomodate four new cabins.

- f. How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected?

The development of four cabins will not adversely affect the harmony or density and will only increase the usefulness of Main Street as a residential neighborhood - one within walking distance of public services and attractions. It is not expected that there will be any significant increase in traffic, while providing affordable housing for those who may not have vehicles.

- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?

This proposal can only increase the health and welfare of those residing or using public facilities (laundry) on the property, providing close to services and shopping for lower income residents and for those living on a fixed income where they may not have vehicles and benefit by the proximity of service to a walking distance.

- h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website:

www.cityofhomer-ak.gov/planning/comprehensive-plan

Improve property to be effective. Improve residential fast trip in community. Low/noise

- i. The Planning Commission may require special improvements. Are any of the following a component of the development plan, or are there suggestions on special improvements you would be willing to make? **Circle each answer and provide clarification on additional pages if Yes is selected.**

1. ☒ Y ☐ N Special yards and spaces
2. ☒ Y ☐ N Fences, walls and screening
3. ☒ Y ☐ N Surfacing of parking areas
4. ☒ Y ☐ N Street and road dedications and improvements (or bonds)
5. ☒ Y ☐ N Control of points of vehicular ingress and egress
6. ☒ Y ☐ N Special provisions on signs
7. ☒ Y ☐ N Landscaping
8. ☒ Y ☐ N Maintenance of the grounds, buildings, or structures
9. ☒ Y ☐ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances
10. ☒ Y ☐ N Time for certain activities
11. ☒ Y ☐ N A time period within which the proposed use shall be developed
12. ☒ Y ☐ N A limit on total duration of use
13. ☒ Y ☐ N Special dimensional requirements such as lot area, setbacks, building height
14. ☒ Y ☐ N Other conditions deemed necessary to protect the interest of the community

Parking Questions.

1. How many parking spaces are required for your development? 34
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b)
2. How many spaces are shown on your parking plan? 34
3. Are you requesting any reductions? NO

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

CIRCLE ONE:

Owner of record

Lessee

Contract purchaser

Per HCC 21.71.020(a)(9), if the applicant is not the owner of the subject lot, the owner's signed authorization grants the applicant authority to:

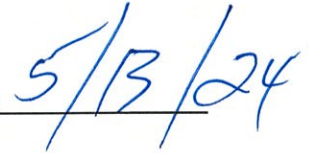
(a) apply for the conditional use permit, and

(b) bind the owner to the terms of the conditional use permit, if granted.

Applicant signature:



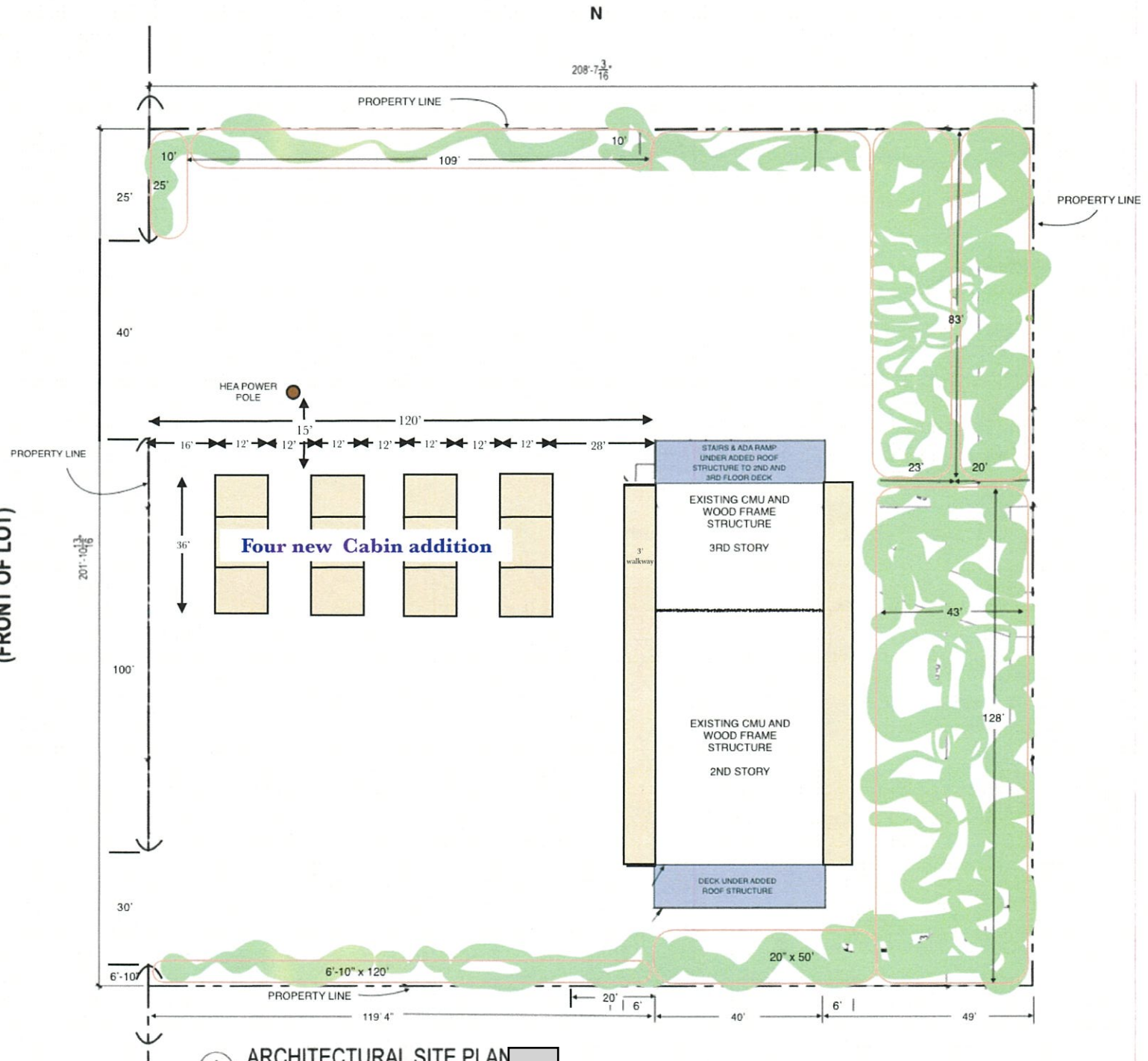
Date:



Property Owner signature: _____

Date: _____

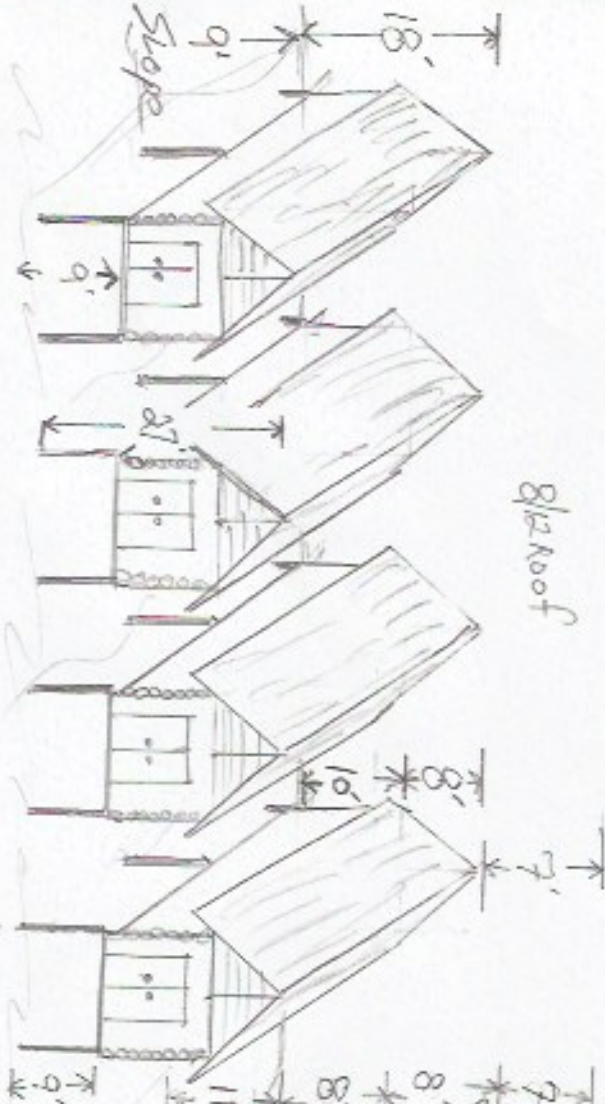
MAIN STREET
(FRONT OF LOT)



3684 Main Street elevation planned cabin addition

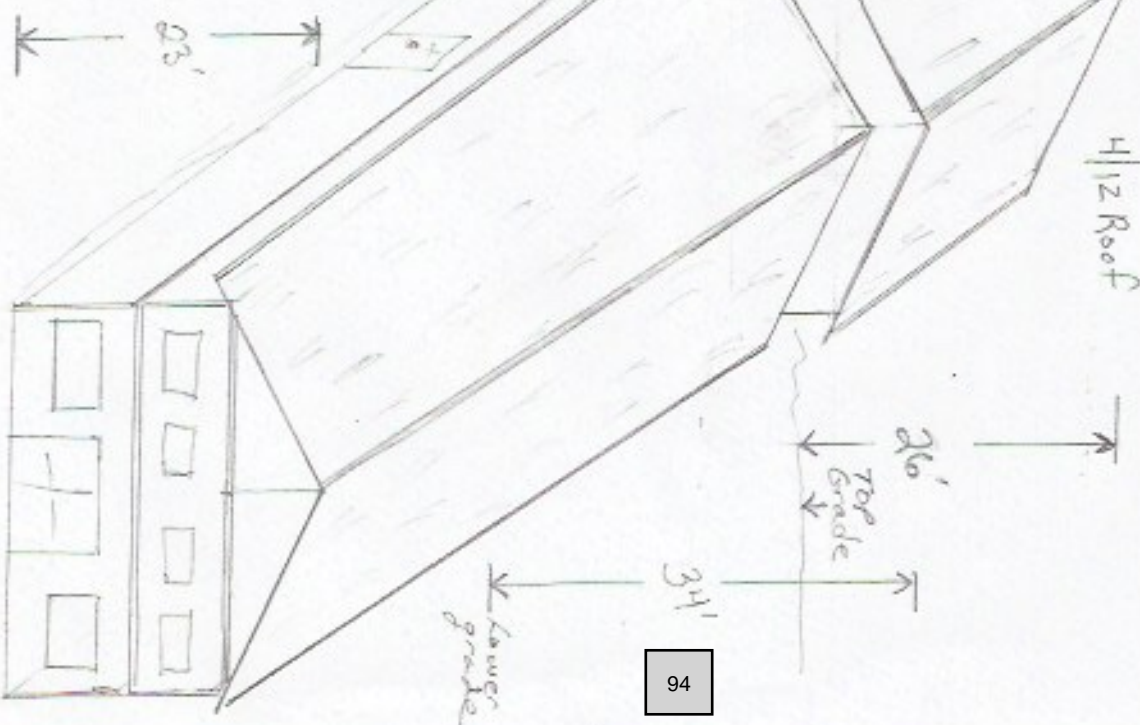
Upper grade parking

8/12 Roof



lower grade 9+ slope
parking/green space area

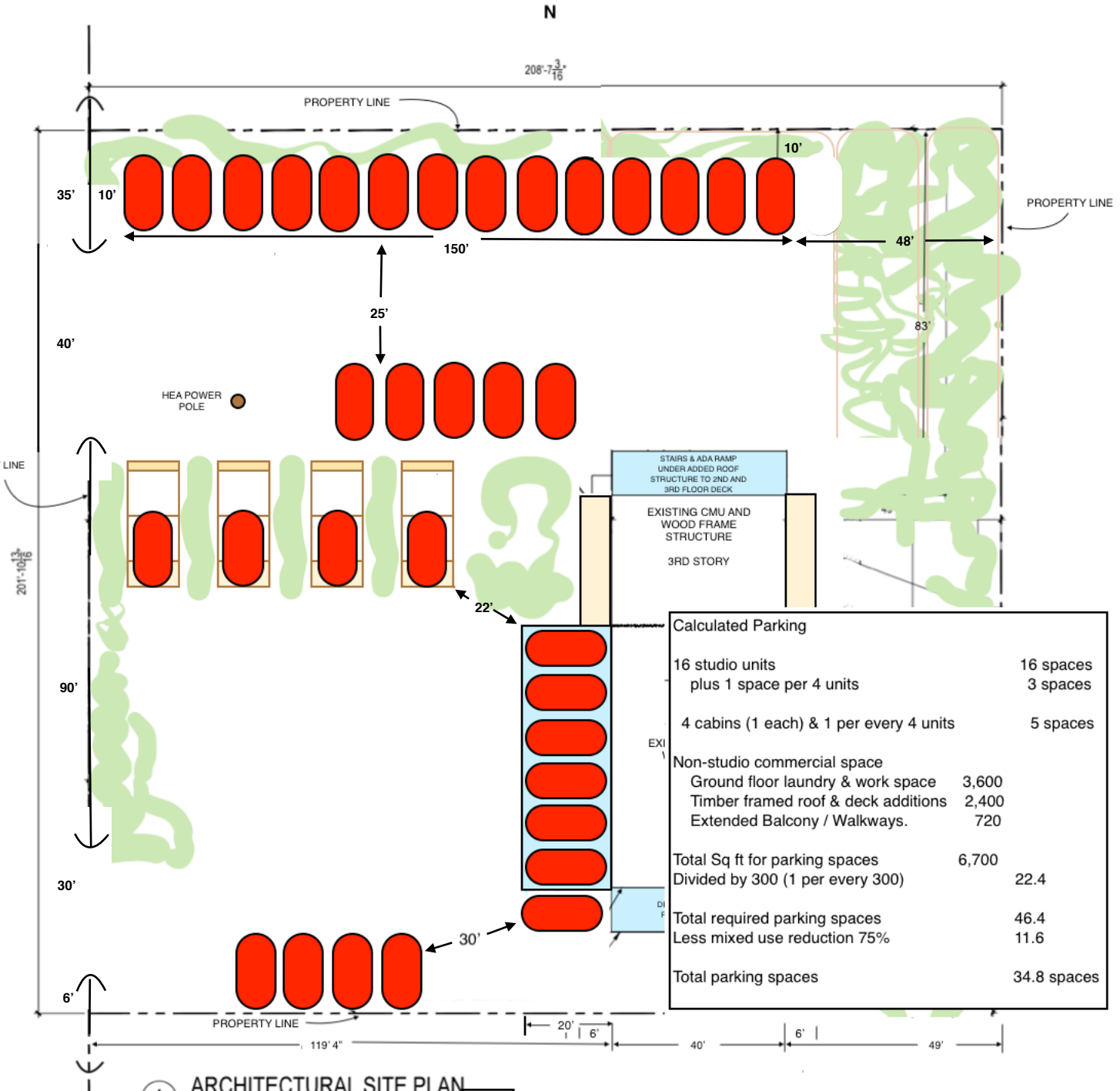
4/12 Roof



3684 Main Street Steination



MAIN STREET
(FRONT OF LOT)





Legend

Transportation

Mileposts



Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels



9" Imagery

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green

0 100 200 ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from indemnify, defend, and hold harmless Kenai Peninsula Borough for any and all liability of any nature arising from the lack of accuracy or

Kenai Peninsula Borough assumes no liability of any kind arising from the use of this data. The operation or modification of the data. In using these data, you further agree to the data, or use of the data.

Review of comprehensive plan Land Use Chapter for CUP 24—08 RF 6.5.24

GOAL 1: Guiding Homer’s growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.

Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas.

Staff: This project supports high density residential and mixed-use development in the core areas of the City and supports a desirable community character.

Objective B: Develop clear and well-defined land use regulations and update the zoning map in support of the desired pattern of growth.

N/A – not associated with update of zoning map.

Objective C: Maintain high quality residential neighborhoods; promote housing choice by supporting a variety of dwelling options.

Staff: Four single-family dwellings would provide additional housing options in the core of the City which currently has a very strong demand for housing and is compatible with neighboring properties and contributes to a quality neighborhood.

Objective D: Consider the regional and global impacts of development in Homer.

Staff: This project discourages sprawl with additional infill dwelling units at the scale and density of the Central Business District. The location of this project is on the core of the City of Homer and fits the high-density, mixed-use character, planned in the city core.

GOAL 2: Maintain the quality of Homer’s natural environment and scenic beauty.

Objective A: Complete and maintain a detailed “green infrastructure” map for the City of Homer and environs that presents an integrated functional system of environmental features on lands in both public and private ownership and use green infrastructure concepts in the review and approval of development projects.

N/A – not associated with mapping.

Objective B: Continue to review and refine development standards and require development practices that protect environmental functions.

N/A – not associated with creation of development standards.

Objective C: Provide extra protection for areas with highest environmental value or development constraints.

N/A – Already developed area, no change in impact is proposed.

Objective D: Collaborate with jurisdictions outside the City of Homer, as well as state and federal agencies, to ensure that environmental quality is maintained.

N/A – not associated with other jurisdictions.

GOAL 3: Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting.

Objective A: Create a clear, coordinated regulatory framework that guides development.

Staff: Goal 3, objective A implementation items are all directives to review and consider new policies and are not directly applicable to CUP’s.

Objective B: Encourage high quality site design and buildings.

Staff: The proposal supports four new dwelling units that are required to submit a Zoning Permit and meet City requirements for site development, including meeting the requirements of the Community Design Manual.

GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.

Objective A: Encourage a concentrated, pedestrian oriented, attractive business/commerce district in the Central Business District (CBD) following the guidelines found in the Town Center Development Plan.

Staff: The proposal is located in the CBD and will be required to meet the requirements of Chapters 1-3 of the Community Design Manual.

Objective B: Discourage strip development along the Sterling Highway and major collectors/thoroughfares.

Staff: The proposed four single family dwelling units are associated with the existing laundromat on the property and does not consist of a strip style development. The proposed project would infill an existing, underutilized lot.

Finding:

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

CITY OF HOMER
PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, June 5, 2024 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or in-person at Homer City Hall.

A request for Conditional Use Permit (CUP) CUP 24-08 per HCC 21.18.030 (m), More than one building containing a permitted principal use on a lot. The applicant proposes four single-family dwellings at 3684 Main Street. T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0540251A NILS O SVEDLUND SUB AMD S 201.9 FT OF LOT 13 TRACT B

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

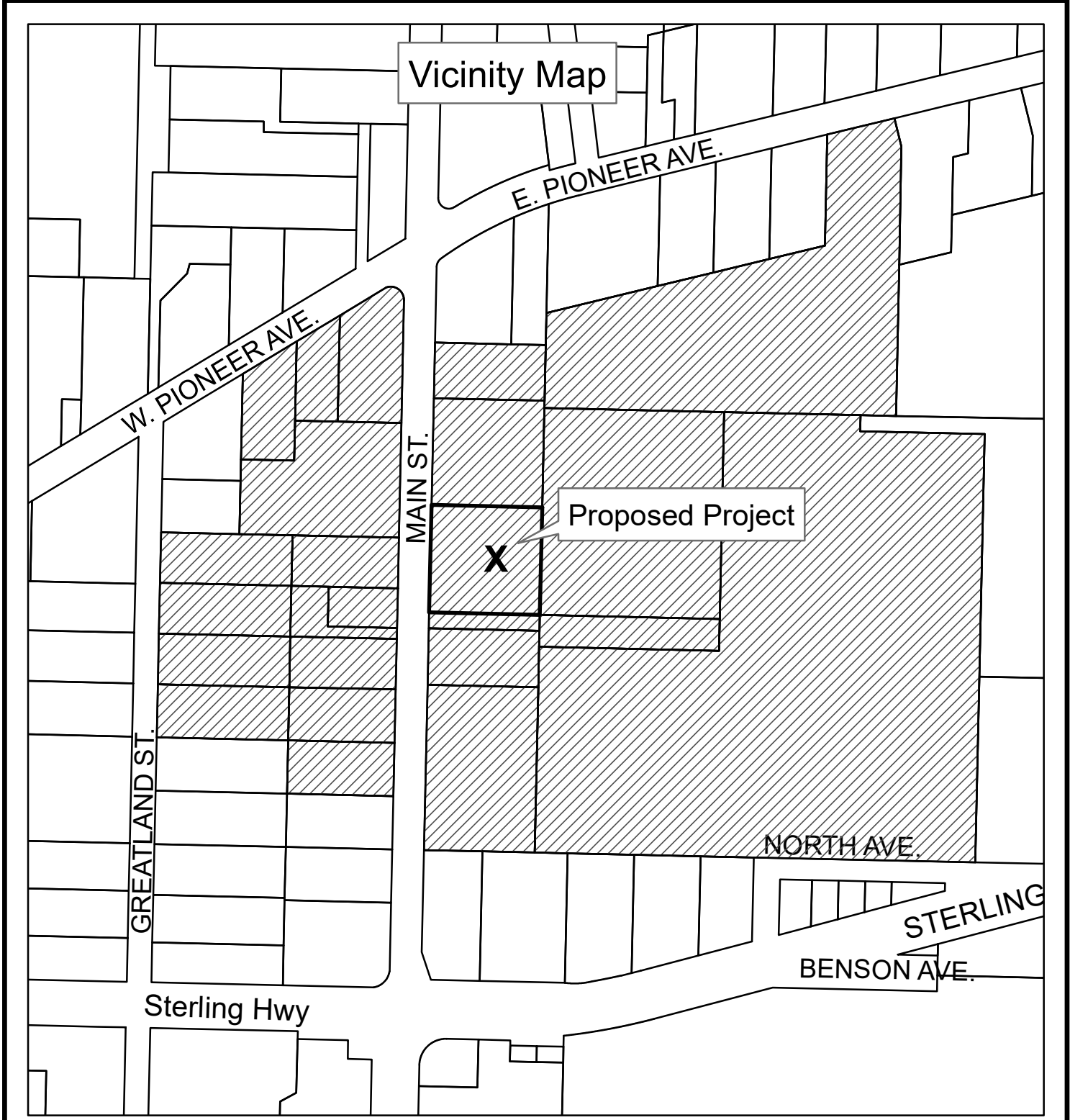
Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 31, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office 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, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: planning@ci.homer.ak.us or in-person at Homer City Hall.

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

.....
VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department
5/21/24

Request for Conditional Use Permit 2024-08 3684 Main Street

Marked lots are within 300 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.*



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 24-025

TO: Homer Planning Commission **24-025**
FROM: Ryan Foster, AICP, City Planner
DATE: 5/20/24
SUBJECT: Mountain Park 2024 Preliminary Plat

Requested Action: Approval of a preliminary plat for a lot line adjustment. The original south boundary of Lot 6 is being vacated so that the lot can be extended south by approximately 160 feet.

General Information:

Applicants:	Lilac, LLC 3225 McLeod Drive Las Vegas, NV 89121	Geovera LLC PO Box 3235 Homer, AK 99603
	Barbra E McBride PO Box 1857 Homer, AK 99603	
Location:	South of Highland Drive and Kelley Court	
Parcel ID:	17529054 and 17529063	
Size of Existing Lot(s):	2.33 acres and 10.73 acres	
Size of Proposed Lots(s):	3.45 acres and 9.60	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Vacant South: Residential East: Vacant and Residential West: Residential	
Comprehensive Plan:	Goal 1: Objective A: Pattern of growth.	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not within a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not present	
Public Notice:	Notice was sent to 28 property owners of 28 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat adjusts the lot line between the existing Lot 6 and Tract 8B resulting in a lot size increase to 3.45 acres for proposed lot 6A and a decrease to 9.6 acres for Tract 8B-1.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets this requirement. The plat notes a 20-foot utility easement.

- 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. City sewer and water are not provided in the vicinity. No additional easements are needed.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new street is being accepted by the City for maintenance.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. City water and sewer are not present in the vicinity.

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

Staff Response: The plat meets these requirements. No roads are dedicated.

- 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 does not meet this requirement. The bluff area on proposed Tract 8B-1 is steep and may exceed 20 percent grade. Applicant should show areas over 20 percent grade.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: We should be cautious about thinking that because the lot line is vacated (adjusted), the easement follows it. The applicant should double-check that no utility is already present in that utility easement and that vacation of the utility easement doesn't island another property from access to utilities.

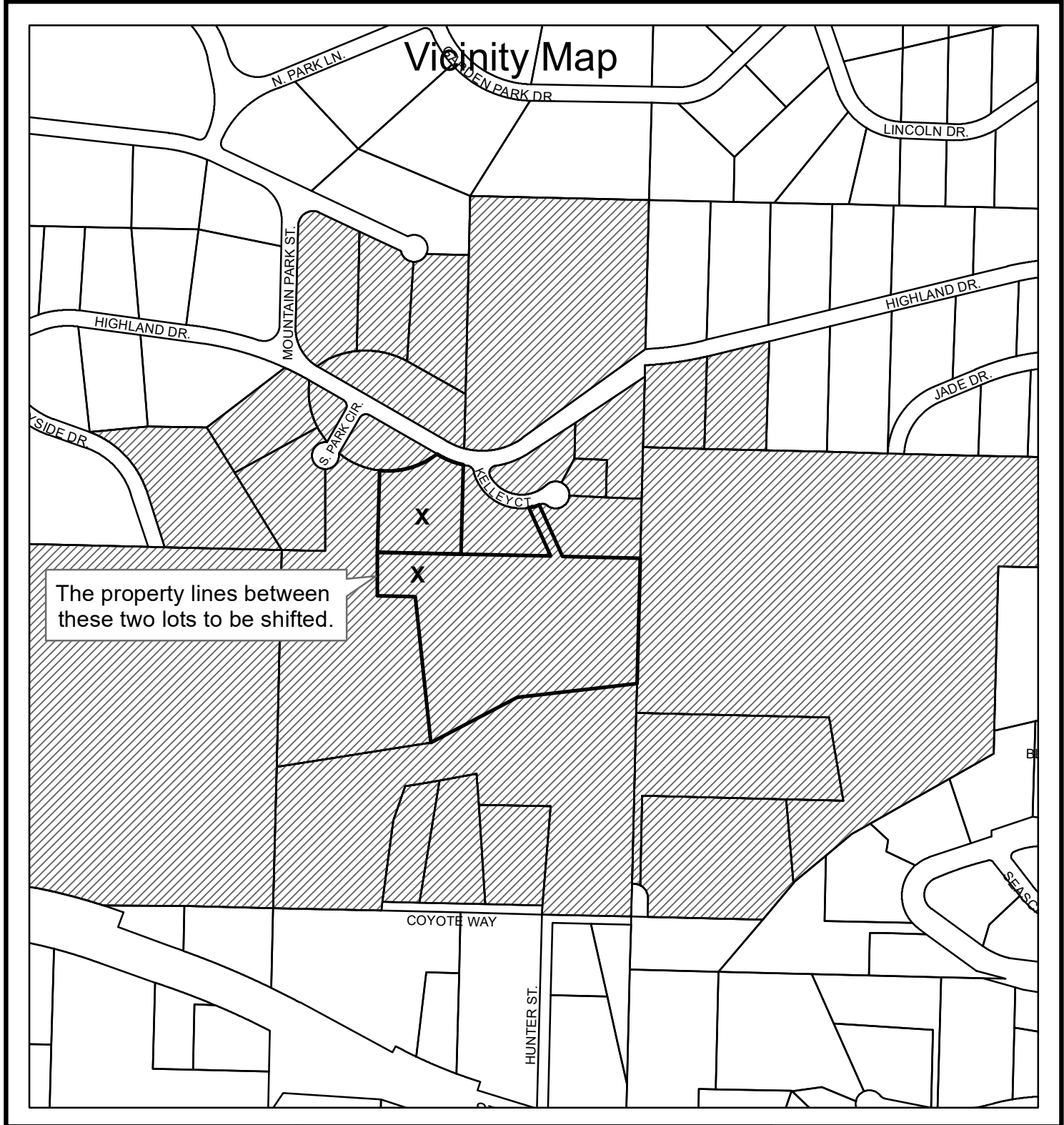
Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with additional comments below.

1. Show areas over 20 percent grade.
2. We should be cautious about thinking that because the lot line is vacated (adjusted), the easement follows it. The applicant should double-check that no utility is already present in that utility easement and that vacation of the utility easement doesn't island another property from access to utilities.

Attachments:

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



City of Homer
 Planning and Zoning Department
 5/21/24

Mountain Park 2024 Subdivision Preliminary Plat

Marked lots are within 500 feet
 and property owners notified

0 250 500 1,000
 Feet

107

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

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID T0155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
5. THERE IS A 20 FOOT BUILDING SETBACK FROM ALL RIGHTS-OF-WAY PER HM 78-10. THE 20 FOOT BUILDING SETBACK IS DEDICATED AS A ROADWAY AND UNDERGROUND UTILITY MAINTENANCE AND CONSTRUCTION EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. PROPERTY IS SUBJECT TO CITY OF HOMER REGULATIONS. CHECK WITH HOMER PLANNING PRIOR TO ANY DEVELOPMENT ACTIVITIES.
7. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
8. THIS SUBDIVISION MAY BE AFFECTED BY "WATER USE AGREEMENT AND EASEMENT" AS PER BOOK 53, PAGE 44 (HRD).
9. FORMER LOT 6, BLOCK 4 MOUNTAIN PARK (HM 78-10) MAY BE AFFECTED BY PERSONAL EASEMENTS PER BK 55, PG 66 AND BK 88, PG 755 (HRD), AND BY COVENANTS, CONDITIONS AND RESTRICTIONS PER BK 97, PG 603 (HRD). FORMER TRACT 8B (HM 2007-127) IS UNAFFECTED BY COVENANTS, CONDITIONS AND RESTRICTIONS WITH RELATIONSHIP TO MOUNTAIN PARK.
10. THIS SUBDIVISION IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 17, PG 332 AND BK 19, PG 91 HRD).
11. FORMER TRACT 8B IS AFFECTED BY A CERTIFICATE OF APPROPRIATION OF WATER PER BK 112, PG 572 (HRD).
12. HATCHED AREA IS A PORTION OF THE SW1/4 SW1/4 SECTION 13 THAT MAY BE AFFECTED BY AN EASEMENT FOR RIGHT-OF-WAY PER BK 70, PG 369 (HRD).
13. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOT AND THERE COULD BE POSSIBLE LIMITATIONS ON FURTHER SUBDIVISION BASED ON ACCESS ISSUES, DEVELOPMENT TRENDS IN THE AREA, OR TOPOGRAPHY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°52'37" E	140.97'
L11	EAST	141.00'
L2	S 1°28'25" E	160.12'
L21	S 1°25'31" E	160.00'
L3	S 82°07'36" W	103.16'
L31	S 82°14'13" W	103.18'
L4	N 76°52'50" E	147.94'
L41	N 76°59'27" E	148.01'
L5	S 86°11'18" W	193.45'
L51	S 86°17'55" W	193.45'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	42°54'12"	300.00'	224.64'	N 74°51'14" E	219.43'
(C1)		300.00'	224.54'		
C2	18°13'32"	330.00'	104.97'	S 70°25'56" E	104.53'
(C2)		330.00'	104.85'		
C3	12°30'51"	185.00'	40.41'	N 71°53'58" E	40.33'
(C3)		170.00'	40.30'	N 71°45'29" E	40.22'

LEGEND

- INDICATES 2" BRASS CAP MON (1301-S, 1972) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (5780-S, 2007) RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR (3686-S REC. HM 78-10) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2024) SET THIS SURVEY
- () INDICATES RECORD DATA PER HM 78-10
- { } INDICATES RECORD DATA PER HM 2007-127

WASTEWATER DISPOSAL

LOT 6-A

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

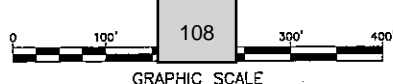
LOT 6-B

THIS TRACT IS AT LEAST 200,000 SQUARE FEET IN SIZE AND CONDITIONS MAY NOT BE SUITABLE FOR ONSITE WASTEWATER TREATMENT AND DISPOSAL. ANY WASTEWATER TREATMENT OR DISPOSAL SYSTEM MUST MEET THE REGULATORY REQUIREMENTS OF THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER

LICENSE #

DATE



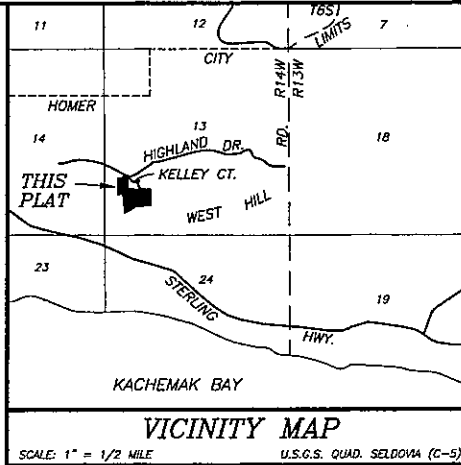
PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???, 2024

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

SCALE 1"=100'



CERTIFICATE OF OWNERSHIP AND DEDICATION

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

BARBARA E. McBRIDE
PO BOX 1857
HOMER, ALASKA 99603

KURT MENTZER, OWNER OF HJ INVESTING, LLC
MEMBER OF LILAC, LLC
3225 McLEOD DRIVE
LAS VEGAS, NV 89121

NOTARY'S ACKNOWLEDGMENT

FOR BARBARA E. McBRIDE

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR KURT MENTZER

ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE No. 2024-???

MOUNTAIN PARK 2024

THE SUBDIVISION OF
LOT 6, BLOCK 4, MOUNTAIN PARK (HM 78-10)
AND TRACT 8B, HENWOOD MOUNTAIN PARK (HM 2007-127)
LOCATED WITHIN THE SW1/4 SW1/4, SECTION 13,
T. 6 S., R. 14 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 13.059 ACRES
OWNERS:
LOT 6
LILAC, LLC
3225 McLEOD DRIVE LAS VEGAS, NV 89121
TRACT 8B
BARBARA E. McBRIDE
PO BOX 1857 HOMER, ALASKA 99603

GEOVERA, LLC

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

DRAWN BY: SCS DATE: MAY 2024 SCALE: 1" = 100'
CHK BY: SCS JOB #2024-15 SHEET 1 OF 1



Geovera, LLC

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

May 6, 2024

City of Homer
Planning Department
Ryan Foster, City Planner
491 E. Pioneer Ave.
Homer, Alaska 99603

RE: Mountain Park 2024 Preliminary Plat Submittal

Ryan,

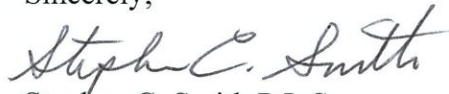
Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Mountain Park 2024, and a \$300.00 check for the submittal fee.

This plat adds a portion of Tract 8B, Henwood Mountain Park to Lot 6, Mountain Park. The original south boundary of Lot 6 is being vacated so that the lot can be extended south by approximately 160 feet. No new right-of-way is being dedicated and existing utility easements are being carried forward.

There are no city water and sewer utilities adjoining the properties involved in this plat so no construction agreement will be necessary.

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

Sincerely,


Stephen C. Smith P.L.S.

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:

Mountain Park 2024 Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, June 5, 2024 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 31, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

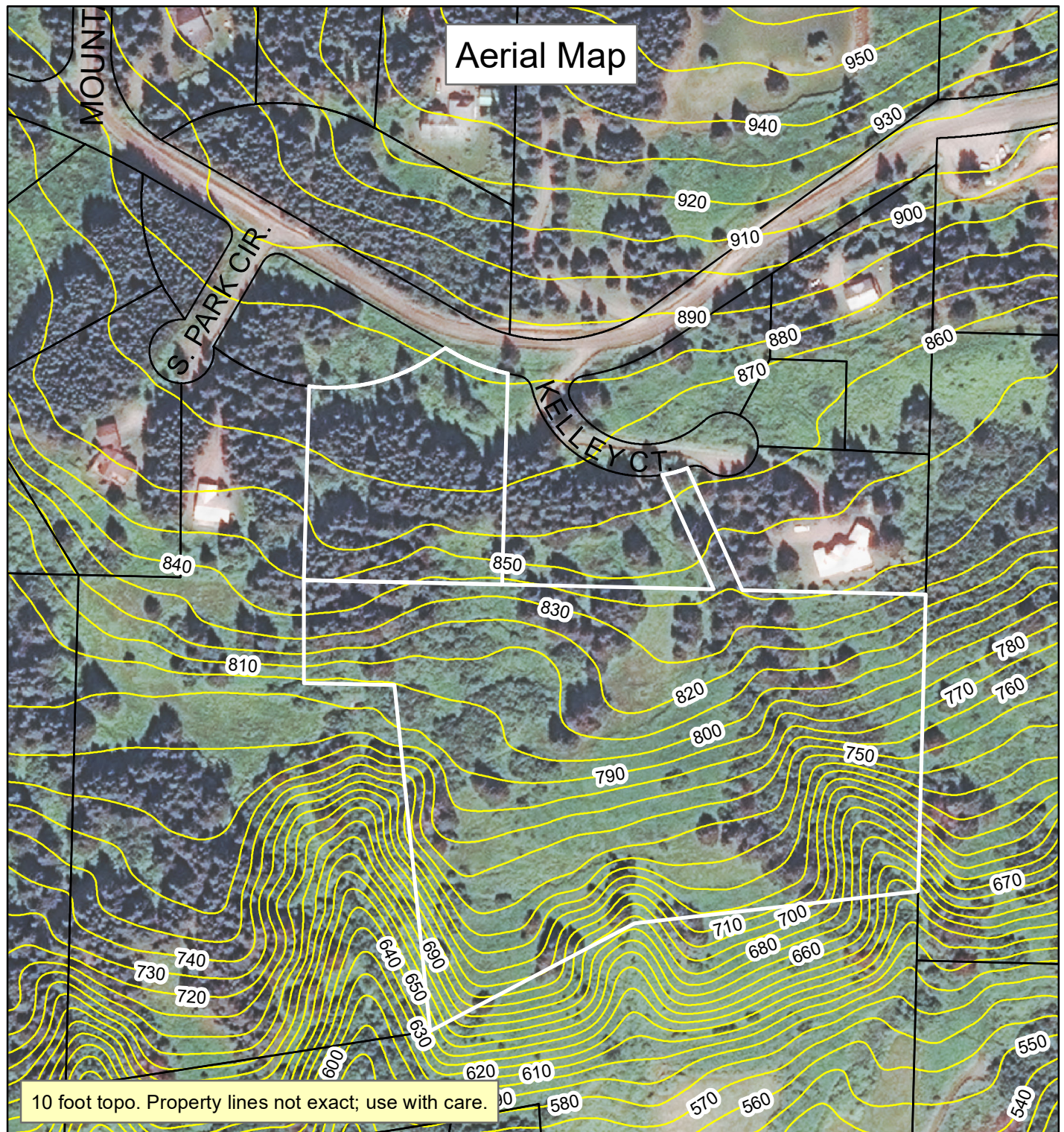
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4 p.m. on the day of the meeting.

If you have questions or would like additional information, contact Ryan Foster 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



City of Homer
Planning and Zoning Department
5/21/24

Mountain Park 2024 Subdivision Preliminary Plat

0 250 500
Feet

111



*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.*



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us
(p) 907-235-3106
(f) 907-235-3118

Staff Report 24-026

TO: Homer Planning Commission **24-026**
FROM: Ryan Foster, AICP, City Planner
DATE: 5/20/24
SUBJECT: Bay View Subdivision Chow 2024 Replat

Requested Action: Approval of a preliminary plat for a lot line vacation. The lot line between Lot 60 & 61 would be vacated, creating a proposed Lot 60-A.

General Information:

Applicants:	Chow Community Property Trust PO Box 2044 Homer, AK 99603	Seabright Survey + Design 1044 East Road, Suite A Homer, AK 99603
Location:	Between Lakeshore Drive and Ocean Drive	
Parcel ID:	17918305 and 17918306	
Size of Existing Lot(s):	0.24 acres and 0.24 acres	
Size of Proposed Lots(s):	0.48 acres	
Zoning Designation:	General Commercial 1 District	
Existing Land Use:	Vacant & Accessory Building	
Surrounding Land Use:	North: Residential and Accessory Building South: Commercial East: Accessory Building West: Residential	
Comprehensive Plan:	Goal 1: Objective A: Pattern of growth.	
Wetland Status:	No wetlands present.	
Flood Plain Status:	Not within a flood plain.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are present	
Public Notice:	Notice was sent to 43 property owners of 50 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the General Commercial-1 District. This plat vacates the lot line between the existing Lot 60 and Lot 61 resulting in proposed lot 60-A at approximately 0.48 acres.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets this requirement. The plat notes a 15-foot utility easement.

- 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 does not meet this requirement. The property owner will need to abandon a set of water and sewer services prior to recording the final plat, or enter into an installation agreement with the City.

- C. The subdivider shall dedicate easements or rights-of-way for sidewalks, bicycle paths or other non-motorized transportation facilities required by HCC 11.04.120.

Staff Response: The plat meets these requirements. No new street is being accepted by the City for maintenance.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not meet these requirements. Recommend the surveyor provide 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 to the preliminary plat.

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

Staff Response: The plat meets these requirements. No roads are dedicated.

- 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 this requirement.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: The property owner will need to abandon a set of water and sewer services prior to recording the final plat, or enter into an installation agreement with the City.

Staff Recommendation:

Planning Commission recommends approval of the preliminary plat with additional comments below.

1. The property owner will need to abandon a set of water and sewer services prior to recording the final plat, or enter into an installation agreement with the City.
2. Recommend the surveyor provide 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 to the preliminary plat.

Attachments:

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

NOTES

1. THE FRONT 15' ALONG THE ROW IS A UTILITY EASEMENT GRANTED THIS PLAT.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE SAID EASEMENT.
2. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
3. THE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO THE CITY OF HOMER ZONING REGULATIONS.
4. THIS PLAT WAS PREPARED FOR THE VACATION OF A LOT LINE ONLY. NO SURVEY WAS PERFORMED FOR THE PREPARATION OF THIS PLAT. ALL LOT DIMENSIONS SHOWN ON THIS PLAT ARE FROM RECORD DATA AS SHOWN ON PLAT HM 00-839.
5. THE 20 FOOT WIDE ALLEY EASEMENT CENTERED ON THE BACK LOT LINE WAS VACATED BY ACTION OF THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT ITS MEETING AUGUST 6, 1979. SAID VACATION IS REFERENCED AS KPB RESOLUTION 79-1, SECTION 1, RECORDED BOOK 108, PAGE 649 H.R.D.
6. AN EASEMENT SHALL REMAIN IN VACATED 20 FOOT ALLEY FOR ANY UTILITIES LOCATED WITHIN THE FORMER 20 FOOT ALLEY EASEMENT AT THE TIME THAT THE ALLEY EASEMENT VACATION BECAME EFFECTIVE, PER KPB RESOLUTION 79-1, SECTION 2, BOOK 108, PAGE 649 H.R.D.

NOTARY'S ACKNOWLEDGMENT

FOR: BARTON POLI CHOW
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

NOTARY'S ACKNOWLEDGMENT

FOR: STARLET NOELANI CHOW
ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2024.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

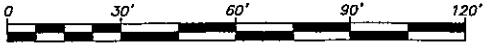
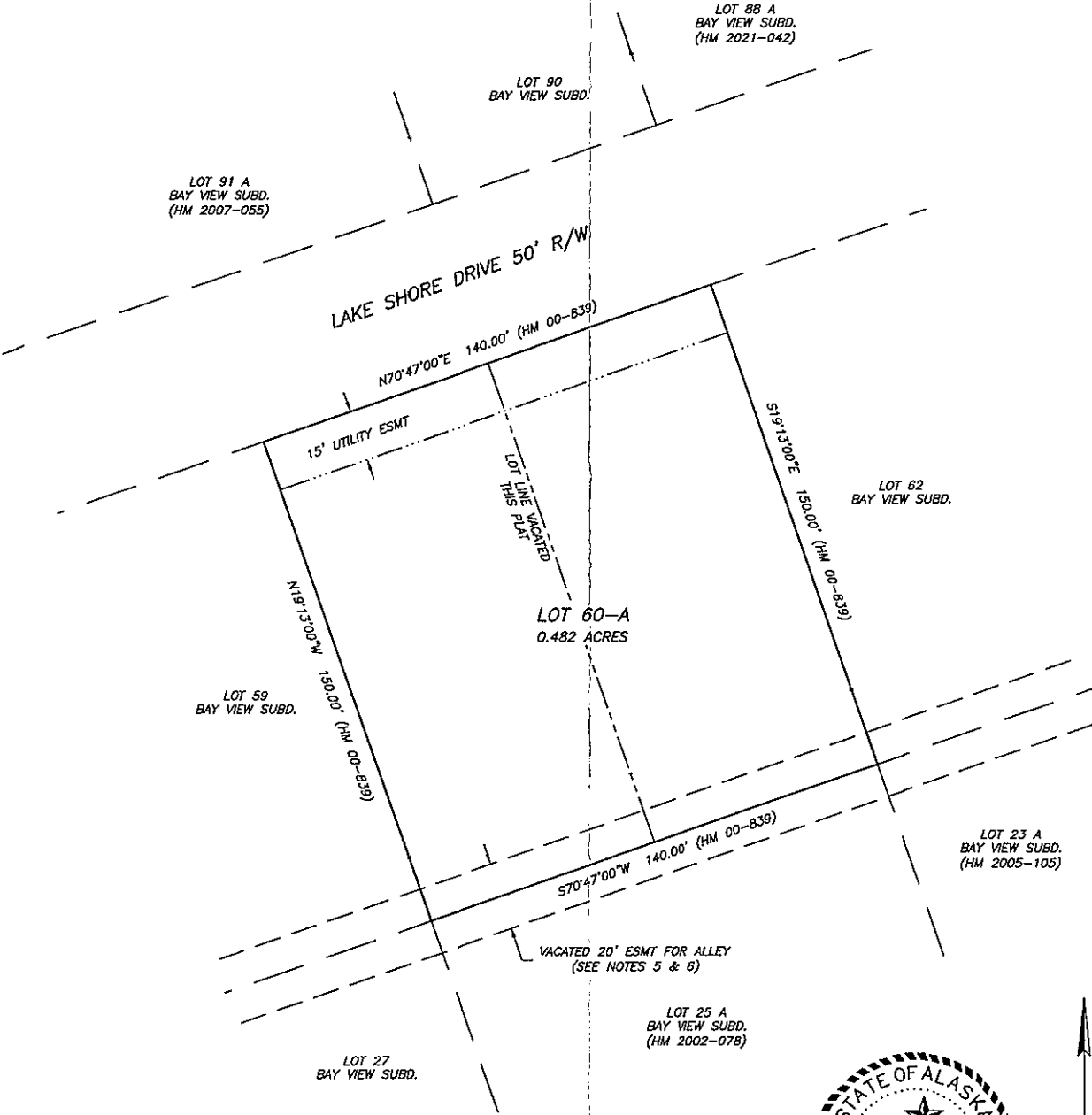
PLAT APPROVAL

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

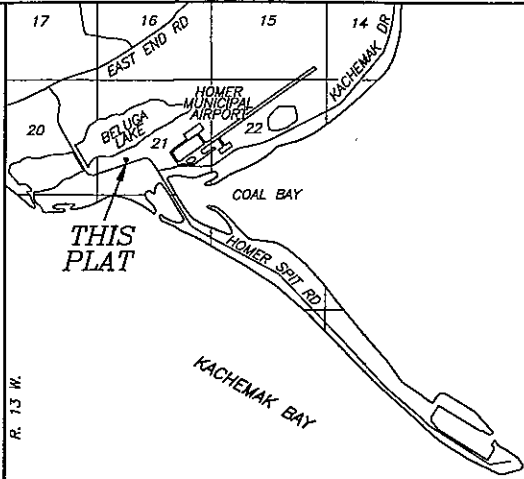
BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

WASTEWATER DISPOSAL

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



GRAPHIC SCALE



VICINITY MAP

SCALE: 1" = 1 MILE U.S.G.S. QUAD. SELDOVA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

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

BARTON POLI CHOW, TRUSTEE
CHOW COMMUNITY PROPERTY TRUST
P.O. BOX 569
ANCHOR POINT, 99556

STARLET NOELANI CHOW, TRUSTEE
CHOW COMMUNITY PROPERTY TRUST
P.O. BOX 569
ANCHOR POINT, 99556

HOMER RECORDING DISTRICT KPB FILE NO. 2024-XXX

BAY VIEW SUBDIVISION
CHOW 2024 REPLAT

A SUBDIVISION OF LOTS 60 & 61, BAY VIEW SUBDIVISION (HM 00-839), LOCATED WITHIN THE SW1/4 SECTION 21, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA

CONTAINING 0.482 AC

SEABRIGHT SURVEY + DESIGN
KATHERINE A. KIRSIS, P.L.S.

1044 EAST ROAD, SUITE A
HOMER, ALASKA 99603
(907) 299-1580

CLIENTS: CHOW COMMUNITY PROPERTY TRUST
P.O. BOX 2044 HOMER, AK 99603

DRAWN BY: KK	CHKD BY: KK	JOB #2024-14
DATE: 04/2024	SCALE: 1"=30'	SHEET #1 OF 1

SEABRIGHT SURVEY + DESIGN
Katherine A. Kirsis, P.L.S.

1044 East Road Suite A
Homer, Alaska 99603
(907) 299-1580
seabrightz@yahoo.com

May 14, 2024

City of Homer
491 East Pioneer Ave
Homer, AK 99603

RE: Preliminary Submittal for "Bay View Subdivision Chow 2024 Replat"

Dear Planning Department,

We are pleased to submit the above referenced preliminary plat for your review on behalf Chow Community Property Trust. Included in this submittal packet you will find:

- 1 full size plat copy
- 1 11x17 plat copy
- Signed KPB plat submittal form
- Supplemental asbuilt + topo diagram
- Check for \$300 plat review fee

In addition, we are emailing you a digital copy of the 11x17 plat.

Please let us know if there are any concerns or clarifications we can address.

Cordially,

Katherine A. Kirsis

Katherine A. Kirsis, PLS
Seabright Survey + Design

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Bay View Subdivision Chow 2024 Replat Preliminary Plat

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

A public meeting will be held by the Homer Planning Commission on Wednesday, June 5, 2024 at 6:30 p.m. In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603. To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5 p.m. on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for May 31, 2024 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

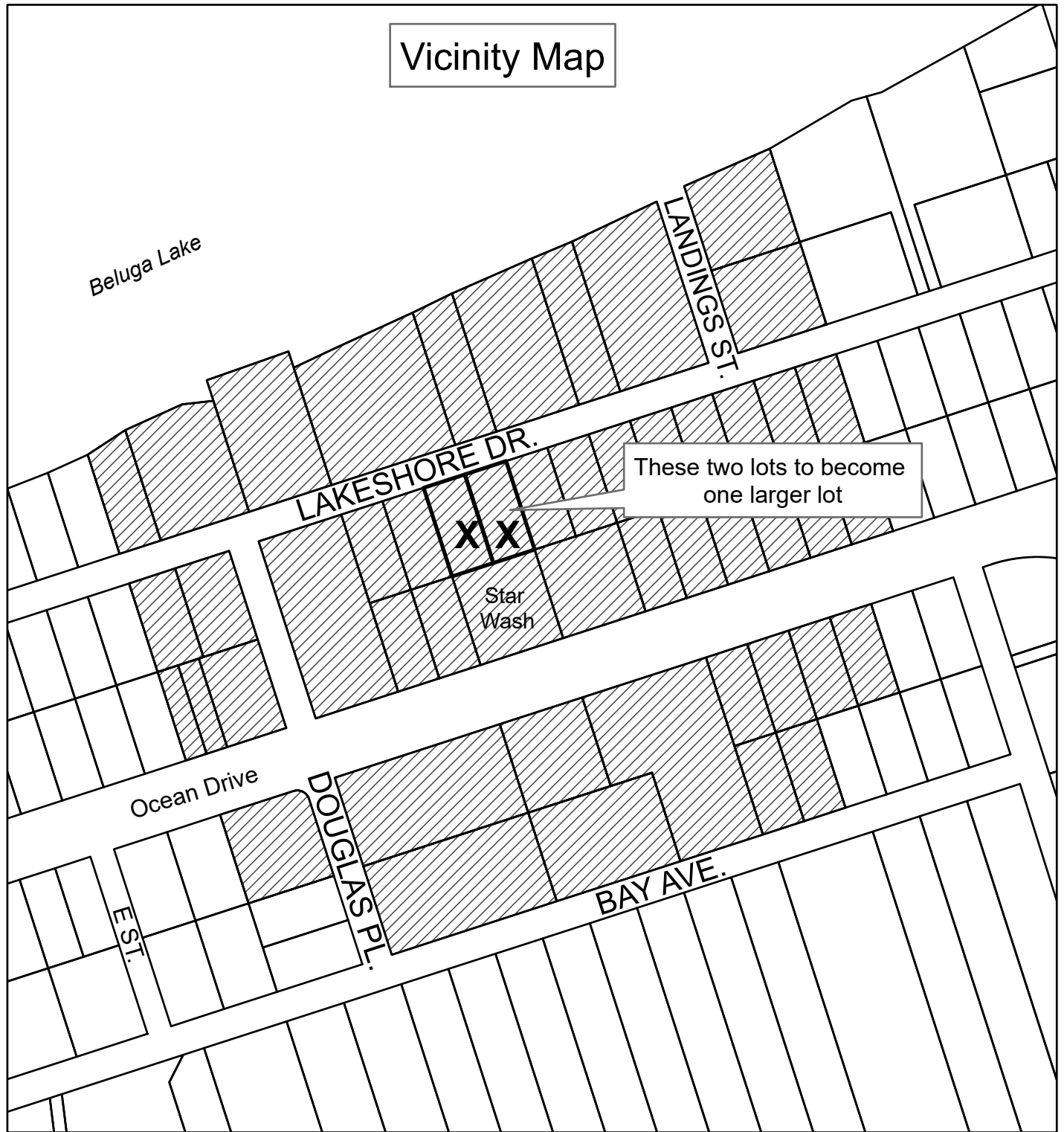
If you have questions or would like additional information, contact Ryan Foster at the Planning and Zoning Office. Phone: (907) 235-3106, email: clerk@cityofhomer-ak.gov, or in-person at Homer City Hall.

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

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VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department
5/21/24

Bay View Subdivision Chow 2024 Replat Preliminary Plat

Marked lots are within 500 feet
and property owners notified

0 240 480
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.*



0 100 200
ft

NOTE: Every reasonable effort has been made to ensure the accuracy of these data. However, by accepting this material, you agree that the data are provided without warranty of any kind, either expressed or implied, including but not limited to time, money or goodwill arising from the use of the data, or use of the data.

120



Legend

Transportation

Mileposts



Roads

- Medium Collector
- Medium Volume - Unmaintained
- Medium Volume - Maintained
- Low / Seasonal
- Legal Trail
- Private
- State Hwy
- Platted / Proposed

Parcels and PLSS

Tax Parcels



9" Imagery

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green
- Blue: Blue

- Red: Red
- Green: Green

**PLANNING COMMISSION
2024 Calendar**

	AGENDA ITEM DEADLINES	MEETING DATE	COMMISSIONER SCHEDULED TO REPORT	CITY COUNCIL MEETING FOR REPORT*	ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED
JANUARY	12/13/23 Public Hearing Items 12/15/23 Preliminary Plat Submittals 12/22/23 Regular Agenda Items	01/03/24		Monday, 01/08/24 6:00 p.m.	•
	12/27/23 Public Hearing Items 12/29/23 Prelim Plat Items 01/05/24 Regular Agenda Items	01/17/24		Monday 01/22/24 6:00 p.m.	•
FEBRUARY	01/17/24 Public Hearing Items 01/19/24 Prelim Plat Items 01/26/24 Regular Agenda Items	02/07/24		Monday 02/12/24 6:00 p.m.	• NFIP Staff Training • This meeting was canceled.
	01/31/24 Public Hearing Items 02/02/24 Prelim Plat items 02/09/24 Regular Agenda Items	02/21/24		Monday 02/26/24 6:00 p.m.	• Short Term Rental Ordinance
MARCH	02/14/24 Public Hearing Items 02/16/24 Prelim Plat Items 02/23/24 Regular Agenda Items	03/06/24		Monday 03/11/24 6:00 p.m.	• Transportation Plan
	02/28/24 Public Hearing Items 03/01/24 Prelim Plat Items 03/08/24 Regular Agenda Items	03/20/24		Tuesday 03/26/24 6:00 p.m.	
APRIL	03/13/24 Public Hearing Items 03/15/24 Prelim Plat Items 03/22/24 Regular Agenda Items	04/03/24		Monday 04/08/24 6:00 p.m.	Draft Transportation Plan Review
	03/27/24 Public Hearing Items 03/29/24 Prelim Plat Items 04/05/24 Regular Agenda Items	04/17/24		Monday 04/22/24 6:00 p.m.	• APA National Planning Conference
MAY	04/10/24 Public Hearing Items 04/12/24 Prelim Plat Items 04/19/24 Regular Agenda Items	05/01/24		Monday 05/13/24 6:00 p.m.	• Public Hearing on Draft Transportation Plan
	04/24/24 Public Hearing Items 04/26/24 Prelim Plat Items 05/03/24 Regular Agenda Items	05/15/24		Tuesday 05/28/24 6:00 p.m.	•
JUNE	05/15/24 Public Hearing Items 05/17/24 Prelim Plat Items 05/24/24 Regular Agenda Items	06/05/24		Monday 06/10/24 6:00 p.m.	• Reappointment Applications will be sent out by the Clerk
	05/29/24 Public Hearing Items 05/31/24 Prelim Plat Items 06/07/24 Regular Agenda Items	06/19/24		Monday 06/24/24 6:00 p.m.	

JULY	06/26/24 Public Hearing Items 06/28/24 Prelim Plat Items 07/05/24 Regular Agenda Items	07/17/24		Monday 07/22/24 6:00 p.m.	<ul style="list-style-type: none"> • Reappointment Application Due to the Clerk
AUGUST	07/17/24 Public Hearing Items 07/19/24 Prelim Plat Items 07/26/24 Regular Agenda Items	08/07/24		Monday 08/12/24 6:00 p.m.	<ul style="list-style-type: none"> • Election of Officers • Worksession: Training with City Clerk • Capital Improvement Plan Presentation by Jenny Carroll
	07/31/24 Public Hearing Items 08/02/24 Prelim Plat Items 08/09/24 Regular Agenda Items	08/21/24		Monday 08/26/24 6:00 p.m.	
SEPTEMBER	08/14/24 Public Hearing Items 08/16/24 Prelim Plat Items 08/23/24 Regular Agenda Items	09/04/24		Monday 09/09/24 6:00 p.m.	
	Agenda Items are determined by Council and are usually topics requested by the Commission during the previous years.	09/16/24		Monday TBD	Joint Worksession with City Council
	08/28/24 Public Hearing Items 08/30/24 Prelim Plat Items 09/06/24 Regular Agenda Items	09/18/24		Monday 09/23/24 6:00 p.m.	
OCTOBER	09/11/24 Public Hearing Items 09/13/24 Prelim Plat Items 09/20/24 Regular Agenda Items	10/02/24		Monday 10/14/24 6:00 p.m.	
	09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items 10/04/24 Regular Agenda Items	10/16/24		Monday 10/28/24 6:00 p.m.	<ul style="list-style-type: none"> • Annual Meeting Schedule for 2025
NOVEMBER	10/16/24 Public Hearing Items 10/18/24 Prelim Plat Items 10/25/24 Regular Agenda Items	11/06/24		Tuesday 11/12/24 6:00 p.m. or Monday 11/25/24 6:00 p.m.	
DECEMBER	11/13/24 Public Hearing Items 11/15/24 Prelim Plat Items 11/20/24 Regular Agenda Items	12/04/24		No Meetings for Council in December	

*The Commission's opportunity to give their report to City Council is scheduled for the Council's regular meeting following the Commission's regular meeting, under Agenda Item 8 – Announcements/ Presentations/ Borough Report/Commission Reports. Reports are the Commission's opportunity to give Council a brief update on their work. Attend via Zoom or in Person.

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

January 3, 2024

December 13 for Public Hearing Items
December 15 for Preliminary Plat Submittal
December 22 for Regular Agenda Items

January 17, 2024

December 27 for Public Hearing Items
December 29 for Preliminary Plat Submittal
January 5 for Regular Agenda Items

January 31, 2024

January 10 for Public Hearing Items
January 12 for Preliminary Plat Submittal
January 19 for Regular Agenda Items

February 7, 2024

January 17 for Public Hearing Items
January 19 for Preliminary Plat Submittal
January 26 for Regular Agenda Items

February 21, 2024

January 31 for Public Hearing Items
February 2 for Preliminary Plat Submittal
February 9 for Regular Agenda Items

March 6, 2024

February 14 for Public Hearing Items
February 16 for Preliminary Plat Submittal
February 23 for Regular Agenda Items

March 20, 2024

February 28 for Public Hearing Items
March 1 for Preliminary Plat Submittal
March 8 for Regular Agenda Items

April 3, 2024

March 13 for Public Hearing Items
March 15 for Preliminary Plat Submittal
March 22 for Regular Agenda Items

April 17, 2024

April 12 for Public Hearing Items
April 14 for Preliminary Plat Submittal
April 21 for Regular Agenda Items

May 1, 2024

April 10 for Public Hearing Items
April 12 for Preliminary Plat Submittal
May 19 for Regular Agenda Items

May 15, 2024

April 24 for Public Hearing Items
April 26 for Preliminary Plat Submittal
May 3 for Regular Agenda Items

June 5, 2024

May 15 for Public Hearing Items
May 17 for Preliminary Plat Submittal
May 24 for Regular Agenda Items

2024 Meeting Dates & Submittal Deadlines

Homer Planning Commission

Meeting dates are bolded and submittal deadlines are underneath

June 19, 2024

May 29 for Public Hearing Items

May 31 for Preliminary Plat Submittal

June 7 for Regular Agenda Items

July 17, 2024

June 26 for Public Hearing Items

June 28 for Preliminary Plat Submittal

July 5 for Regular Agenda Items

August 7, 2024

July 17 for Public Hearing Items

July 19 for Preliminary Plat Submittal

July 26 for Regular Agenda Items

August 21, 2024

July 31 for Public Hearing Items

August 2 for Preliminary Plat Submittal

August 9 for Regular Agenda Items

September 4, 2024

August 14 for Public Hearing Items

August 16 for Prelim. Plat Submittal

August 23 for Regular Agenda Items

September 18, 2024

August 28 for Public Hearing Items

August 30 for Preliminary Plat Submittal

September 6 for Regular Agenda Items

October 2, 2024

September 11 for Public Hearing Items

September 13 for Preliminary Plat Submittal

September 20 for Regular Agenda Items

October 16, 2024

September 25 for Public Hearing Items

September 27 for Preliminary Plat Submittal

October 4 for Regular Agenda Items

November 6, 2024

October 16 for Public Hearing Items

October 17 for Preliminary Plat Submittal

October 25 for Regular Agenda Item

December 4, 2024

November 13 for Public Hearing Items

November 15 for Preliminary Plat Submittal

November 20 for Regular Agenda Item