



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, March 17, 2021 at 6:30 PM

City Hall Cowles Council Chambers

Council Chambers via Zoom Webinar

Webinar ID: 979 8816 0903 Password: 976062

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

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

RECONSIDERATION

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

- A. Planning Commission Regular Meeting Minutes of March 3, 2021 **p. 3**
- B. Oscar Munson No. 25 Preliminary Plat Time Extension Request **p. 8**

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 21-15, City Planner's Report **p. 10**
- B. Public Works Building Campus Task Force

PUBLIC HEARINGS

- A. Staff Report 21-16, Conditional Use Permit (CUP) 21-02 to allow two duplexes and a triplex at 89 Sterling Hwy. **p. 15**

PLAT CONSIDERATION

- A. Staff Report 21-17, West Hill Subdivision – Harness Addition Preliminary Plat **p. 30**

- B. Staff Report 21-18, Barnett's South Slope Subdivision Quiet Creek Park Lot 38 Replat Preliminary Plat **p. 43**

PENDING BUSINESS

- A. Staff Report 21-19, Community Design Manual **p. 56**

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager's Report for March 8, 2021 City Council Meeting **p. 60**

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

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, April 7, 2021 at 6:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

Session 21-06, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:31 p.m. on March 3, 2021 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar.

PRESENT: COMMISSIONERS HIGHLAND, BARNWELL, VENUTI AND BENTZ, CONLEY AND SMITH

ABSENT: COMMISSIONER PETSKA-RUBALCAVA (EXCUSED)

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

SMITH/VENUTI – MOVED TO APPROVE THE AGENDA.

SMITH/HIGHLAND MOVED TO AMEND THE AGENDA TO ADD THE PUBLIC WORKS CAMPUS TASK FORCE REPORT AS ITEM B UNDER REPORTS.

There was a brief explanation of why this was being added to the agenda.

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

Motion carried.

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

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

- A. Planning Commission Regular Meeting Minutes of February 3, 2021
- B. Time Extension Request for DeGarmo Subd. Three Preliminary Plat KPB 2017-005

Chair Smith requested a motion to approve the Consent Agenda.

HIGHLAND/VENUTI– SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. Staff Report 21-12, City Planner's Report

Commissioner Bentz joined the meeting in session at 6:39 p.m.

Chair Smith introduced the item and invited Deputy City Planner Engebretsen to provide the City Planner report to the Commission.

Deputy City Planner Engebretsen reviewed Staff Report 21-12 for the Commission commenting on the following:

- The Wayfinding RFP has been included in the packet as an informational item this was approved by City Council at their last meeting and will be advertised starting March 4, 2021 in the Homer News. It is available on the City website. The EDC will be the main group working on this however they do have two openings if you have a burning desire to be on another city body or may know of someone who has an interest let them know applications are being accepted.
- Attended parts of the Annual Planners Conference via Zoom
- Things are picking up in the planning department there will be a few conditional use permits coming before the commission in the near future.
- Participated with Commissioner Bentz in the Coastal Bluff Hazard Mapping project, very informative and interesting and will have presentation for the Commission in the future also.
- Met with the City Manager, Port Director, Public Information Officer and a member of the Fire Department and because of the work the Public Works Campus Task Force is beginning it was determined that the University of Alaska may be able to come up with some brochures and even interpretive signage regarding what to do in an emergency such as Tsunami. The meeting was to see what our in house capacity was like and if it was a project that we wanted to move forward on, which it is. This brochure will be available for businesses, campgrounds, restrooms, etc.
- A proposed annual calendar that will outline plans for review by the Commission on a biennial or annual basis. This has worked very well with the Parks commission and others so it is a very handy tool.
- Requested a volunteer to attend the upcoming City Council meeting.

Chair Smith volunteered to submit a written report for the March 8th City Council meeting.

Deputy City Planner Engebretsen facilitated a brief question and answer period on the Coastal Bluff Hazard mapping and the benefits that it would provide to the city with the assistance of Commissioner Bentz.

Deputy City Planner Engebretsen fielded questions from the Commissioners on providing input on the Wayfinding RFP and the massive clear-cutting that was conducted just outside the eastern city limits which may present some flooding issues.

B. Public Works Campus Task Force Report – Commissioner Barnwell

Commissioner Barnwell provided a through update using maps showing inundation lines and a progress report on the two meetings and worksession that were conducted by the Task Force specifically highlighting the exercise of determining risks to the Public Works Facility in the event of a Tsunami, reviewing the 2019 Inundation Report and having a very informative presentation by Barrett Salisbury with DGGs and Elena Suleimani with the Alaska Earthquake Center on earthquakes and how they would affect Homer.

Commissioner Barnwell field questions from the commission regarding site selection, the inundation lines are not higher, consideration of moving other facilities in relation to Public Works having bearing on site selection, utilizing the space at the old police station or high school for placement of equipment, consideration on resiliency to shoreline change, drainages, nuisance flooding as well as tsunami.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Memorandum PL 21-14, Draft Community Design Manual (CDM) Update Progress

Deputy City Planner Engebretsen reviewed the changes to the CDM. She requested any concerns or red flags that the Commission may have on the amendments and noted the she planned to have a more fleshed out draft for the next meeting. She referenced the language that needs to be changed since they are having too many lawsuits and appeals.

Chair Smith commented that he appreciated the direction that staff was going with the update.

NEW BUSINESS

A. Staff Report 21-13, Planning Fees

Deputy City Planner Engebretsen reviewed Staff Report 21-13 and noted that the department has not increased their fees in twelve years. Appeal fees are extremely low in comparison to the cost to defend any actions that may be appealed. She requested comments and recommendation from the Commission on changes to any of the fees this is the time. In response to a question on how expending the funds for this software will eventually save the city money by providing the ability to have one record that will cover input from Public Works, the Client and the Planning Department; also this software will bring the Planning Department forward by two decades and it will additionally offer the online ability and efficiency.

Deputy City Planner Engebretsen will look into the status of builders submitting required asbuilts and have that information available for the next meeting in response to a question from Commissioner Venuti.

Chair Smith requested a motion.

HIGHLAND/BARNWELL - MOVED TO ADOPT STAFF REPORT 21-13 AND RECOMMEND CITY COUNCIL APPROVE SUGGESTED PLANNING DEPARTMENT FEE AMENDMENTS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATION MATERIALS

- A. City Manager's Report for February 22, 2021 City Council Meeting
- B. Request for Proposals, Development of Homer Wayfinding-Streetscape Plan

Chair Smith commented on the information contained in the City Manager's report regarding the water main break, and increased presence of the Coast Guard, noise on Beluga Lake and questioned whether there are plans to replace the restroom at Karen Hornaday Park.

Deputy City Planner Engebretsen responded that there are plans to replace the restroom but funding is an issue at this time and then noted that the other structure that was used by the Little League was also removed since it was not usable due to flooding. Portable toilets will be used in lieu of a restroom for the time being.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Krause commented that she appreciated a well-run, efficient and short meeting.

COMMENTS OF THE COMMISSION

Commissioner Bentz commented that she will not be able to attend the March 17th meeting as she has work related conflicts.

Commissioner Venuti commented that it was a quick meeting, very effective and good job.

Commissioner Highland commented "Ditto!"

Commissioner Barnwell reported on his attendance at the annual Planning Conference and stated that the training was enlightening. He further commented that he could go on in more detail but will keep it short.

Commissioner Conley thanked Chair Smith for running the meeting like clockwork.

Chair Smith stated that they will have a Special Meeting on Thursday, March 11, 2021 at 5:30 p.m. regarding the continuance of the Appeal of Zoning Permit 1020-782 and for everyone to make sure they had it on their calendar. He thanked everyone for the quality reports and appreciated hearing about the subjects.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:34 p.m. A Special Meeting will be conducted on Thursday, March 11, 2021 at 5:30 p.m. The next Regular Meeting is scheduled for Wednesday, March 17, 2021 at 6:30 p.m. A Worksession is scheduled at 5:30 p.m. All meetings are scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska

RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: _____

Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, Alaska 99669
Phone: (907) 714-2200
Fax: (907) 714-2378

TIME EXTENSION REQUEST FORM

☒ Name of Subdivision: Oscar Munson No. 25

☒ Location of Subdivision: Homer

☒ KPB Number: 2019-025

☒ Date of Planning Commission Approval(s)

04/08/2019

☒ Reason for time extension request.

A condition of approval is that the section line easement encroachment issue be resolved. The

SEV Plat and petition was submitted to DNR on 04/24/2020. There has been no action to

to this date on the section line easement vacation. This action can take up to two years

according to DNR.

Date: 03/02/2021

Signature of Surveyor/Property Owner:

Stephen C. Smith

NOTES

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

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -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 LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

5. THE 15 FEET FRONTING THE RIGHT-OF-WAYS AND THE FRONT 20 FEET WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

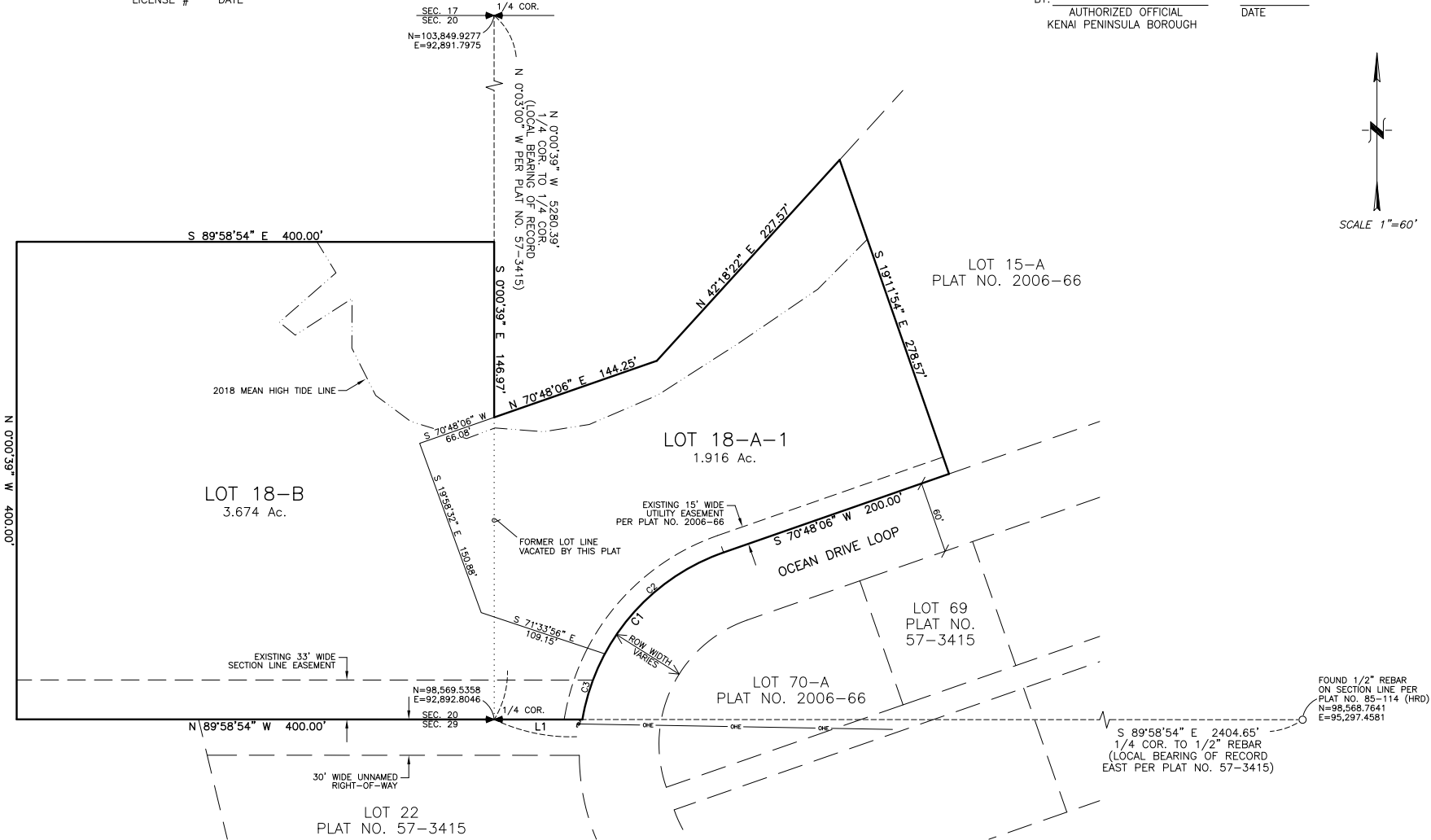
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

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

WASTEWATER DISPOSAL

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

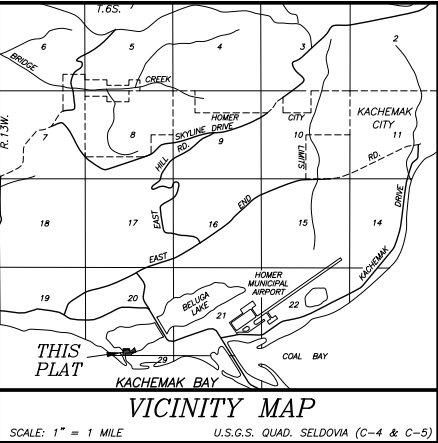
SURVEYOR LICENSE # DATE



PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH DATE _____



CERTIFICATE OF OWNERSHIP

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.

WILLIAM H. BELL
CO-TRUSTEE, BELL-KELSEY JOINT REVOCABLE TRUST
PO BOX 894
HOMER, ALASKA 99603
SE 400 FEET OF GOVERNMENT LOT 1, SECTION 20

MARY LOU KELSEY
CO-TRUSTEE, BELL-KELSEY JOINT REVOCABLE TRUST
PO BOX 894
HOMER, ALASKA 99603
SE 400 FEET OF GOVERNMENT LOT 1, SECTION 20

LANCE W. PETERSEN
PO BOX 894,
HOMER ALASKA 99603
LOT 18-A

BARBARA L. PETERSEN
PO BOX 894
HOMER, ALASKA 99603
LOT 18-A

NOTARY'S ACKNOWLEDGMENT

FOR WILLIAM H. BELL & MARY LOU KELSEY
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2018.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

NOTARY'S ACKNOWLEDGMENT

FOR LANCE W. PETERSEN & BARBARA L. PETERSEN
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2018.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____

LINE TABLE

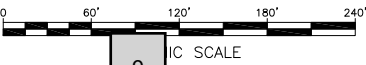
LINE	BEARING	DISTANCE
L1	N 89°58'54" W	73.80'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	61°11'36"	180'	192.24'	S 40°12'18" W	183.24'
C2	42°36'17"	180'	133.85'	S 49°29'58" W	130.78'
C3	18°35'19"	180'	58.40'	S 18°54'10" W	58.14'

LEGEND

- INDICATES 1917 GLO PRIMARY MONUMENT RECOVERED THIS SURVEY
- INDICATES 1/2" REBAR PER PLAT NO. 85-114 (HRD) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2018) SET THIS SURVEY



RECEIVED

1/21/2019

CITY OF HOMER
PLANNING/ZONING



HOMER RECORDING DISTRICT KPB FILE No. 2019-???

OSCAR MUNSON NO. 25 THE ADJUSTMENT OF LOT LINES BETWEEN GOVERNMENT LOT 1, SECTION 20, AND LOT 18-A, OSCAR MUNSON NO. 23 (2006-66 HRD) LOCATED WITHIN THE SW1/4 SE1/4 & SE1/4 SW1/4, SEC. 20, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 5.590 ACRES		
GEOVERA, LLC PO BOX 3235 HOMER ALASKA 99603 (907) 399-4345 EMAIL: scsmith@gci.net		
DRAWN BY: SCS	DATE: JANUARY 2019	SCALE: 1" = 60'
CHK BY: SCS	JOB #18-83	SHEET 1 OF 1



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Homer Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: March 17, 2021
SUBJECT: Staff Report 21-15, City Planner's Report

City Council 3.8.21

Resolution 21-020, A Resolution of the City Council Exempting Kachemak Moose Habitat, Inc. from City Property Tax; Declaring that the Organization Satisfies the Criteria of Kenai Peninsula Borough Code 5.12.100, Real Property Tax-Exemptions- Community Purposes Property – Conditions, for Lot 4, Hodnik Subdivision, Kenai Peninsula Borough Parcel Number 17936032, Retroactive to January 1, 2021 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Aderhold. Recommend adoption.

Moved to Resolutions a. Aderhold

Item d. was moved to Resolutions item a. Aderhold

ADOPTED without discussion

Ordinance 21-08, An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Additional Expenditure of \$113,353.33 from the HART-Road Fund for the Woodard Creek Rehabilitation Project. City Manager/Public Works Director. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Ordinance 21-08(S), An Ordinance of the City Council of Homer, Alaska Amending the 2021 Capital Budget and Authorizing Additional Expenditure of **up to** \$113,353.33 **\$463,353.33** from the HART-Road Fund for the Woodard Creek Rehabilitation Project. City Manager/Public Works Director.

Memorandum 21-030 from Public Works Director as backup

ADOPTED substitute without discussion.

Ordinance 21-11, An Ordinance of the City Council of Homer, Alaska, Amending the 2021 Capital Budget and Authorizing an Additional \$88,569 from the HAWSP Fund to pay for a Betterment to the Tasmania Court Water and Sewer Special Assessment District Involving the Design/Construction of a Water Main Extension to Serve a Future Water Storage Tank. City Manager/Public Works Director. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-033 from Public Works Director as backup

One person testified.

ADOPTED with discussion.

Ordinance 21-12, An Ordinance of the City Council of Homer, Alaska, Amending the 2021 Capital Budget and Authorizing Expenditure of \$ 12,700 from the HART-Road Fund for the Design of a Betterment to the Main Street Storm Drain and Sidewalk-Pioneer Avenue North Project that will provide for an ADA Access to Bayview Park and Associated Storm Drain Improvements. City Manager/Public Works Director. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-034 from Public Works Director as backup

One person testified.

ADOPTED without discussion.

Ordinance 21-13, An Ordinance of the City Council of Homer, Alaska Appropriating an Amount not to Exceed \$2,512,000 from the Natural Gas Distribution Special Assessment Bond Sinking Fund to Retire the Debt to the Kenai Peninsula Borough that was Utilized for the Construction of the Homer Natural Gas Distribution Line. Mayor/City Manager. Introduction February 22, 2021 Public Hearing and Second Reading March 8, 2021

Memorandum 21-035 from Finance Director as backup

One person testified.

ADOPTED with discussion.

Resolution 21-020, A Resolution of the City Council Exempting Kachemak Moose Habitat, Inc. from City Property Tax; Declaring that the Organization Satisfies the Criteria of Kenai Peninsula Borough Code 5.12.100, Real Property Tax-Exemptions- Community Purposes Property – Conditions, for Lot 4, Hodnik Subdivision, Kenai Peninsula Borough Parcel Number 17936032, Retroactive to January 1, 2021 and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents. Aderhold.

POSTPONED to April 12, 2021 with discussion.

Remand

The CUP for Wild Honey was remanded back to the Commission for two application technicalities. I have talked to the applicant and asked if they wish to proceed. More to come.

Staffing

Staffing remains challenging. Julie has been doing a bit less with the COVID response than earlier, but is still fully tasked. I have missed several days in the last few weeks and am working to stay current with routine tasks.

Zoning Permits

I have included our permit stats. We continued to do a brisk business during 2020. Our new house stats are at all-time highs since my time here. We have collected a few as-builts, but need to commence a targeted effort to get with those that may be finished with construction. Technically, none of the permits subject to the requirement have expired, as we allow for 18 months of activity. I will report again as we ramp up our efforts.

Commissioner Training

I have been in contact with the City Attorney to arrange for Commissioner training. It is likely that we will dedicate a work session or two for the training. If you have an interest in a subject that you would like to have addressed, please let me know.

Commissioner report to City Council

3/22 _____

4/8 _____

4/22 _____

Attachments

Zoning permit stats

2021 Draft PC Calendar 2.25.21

Year	Residential Zoning Permits Issued		Commercial Zoning Permits Issued		Total
	New Construction	Additions/Remodels /Accessory	New Construction	Additions/Remodels /Accessory	
2020	48	10	6	2	66
*	\$15.7 million	\$670,000	\$1.7 million	\$480,000	\$18.6 million
2019	37	20	8	5	70
*	\$10.3 million	\$1 million	\$10.7 million	\$3.3 million	\$25.3 million
2018	41	12	9	5	67
*	\$12.4 million	\$1.0 million	\$7.8 million	\$1.0 million	\$22.2 million
2017	35	12	7	3	57
*	\$9.3 million	\$450,000	\$2.1 million	\$2.9 million	\$14.8 million
2016	33	14	6	0	53
*	\$8 million	\$850,000	\$1.7 million	0	\$10.6 million
2015	38	14	5	3	60
*	\$9.8 million	\$878,900	\$2.4 million	\$125,000	\$13.1 million
2014	37	10	10	5	62
*	\$9.3 million	\$370,000	\$5.5 million	\$240,000	\$15.4 million
2013	36	14	11	3	64
*	\$6.9 million	\$580,000	\$3 million	\$2.1 million	\$12.6 million

* Estimated Value of Improvements

New Construction Only (residential & commercial combined)

	New Construction Permits	Value of New Construction Permits
2020	54	\$17.4 million
2019	45	\$21 million
2018	50	\$20.2 million
2017	42	\$11.4 million
2016	39	\$9.7 million
2015	43	\$12.2 million
2014	47	\$14.8 million
2013	47	\$9.9 million

PLANNING COMMISSION ANNUAL CALENDAR
FOR THE 2021 MEETING SCHEDULE

<u>MEETING DATE</u>	<u>SCHEDULED EVENTS OR AGENDA ITEM</u>
JANUARY 2021	
FEBRUARY 2021	AK APA Conference PC training: legislative vs quasi-judicial decisions; decisions and findings
MARCH 2021	Guest speaker and training: KPB Platting/Planning
APRIL 2021	2018 Comprehensive Plan Review
MAY 2021	Transportation work session with Public Works
JUNE 2021	Reappointment Applications Deadline
JULY 2021	Reappointments Spit Plan Review (One meeting this month)
AUGUST 2021	Election of Officers (Chair, Vice Chair) PC training: Roberts rules, OMA Capital Improvement Plan Review
SEPTEMBER 2021	Economic Development speaker (such as KPEDD, chamber, SBA,)
OCTOBER 2021	?? Floodplain or other hazard regulations overview...connect dots between comp plan and our current regs
NOVEMBER 2021	(One meeting this month) Review and Approve the 2022 Meeting Schedule
DECEMBER 2021	(One meeting this month) Review Bylaws, and Policies and Procedures
Semi Annually: PW project update	
Odd Years:	2018 Comprehensive Plan (April) Homer Spit Plan, (July), Review Bylaws, and Policies and Procedures (December)
Even Years:	HNMTTP (April), Transportation Plan (July), Town Center Plan (December)



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Planning

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

Staff Report 21-16

TO: Homer Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: March 17, 2021
SUBJECT: Conditional Use Permit (CUP) 21-02

Synopsis The applicant proposes to develop employee housing consisting of one 1,300 square foot triplex and two 975 square foot duplexes. All the units are single bed/efficiency units. A Conditional Use Permit (CUP) is required per HCC 21.18.030(j), more than one building containing a permitted principle use of a lot.

Applicant: George Swift, Homer Residences, LLC
1310 26th Ave NW
Gig Harbor, WA 98335-7841

Location: 89 Sterling Highway

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 0850128 GLACIER VIEW
SUB NO 18 LOT 2

Parcel ID: 17714019

Size of Existing Lot: 1.11 Acres/48,218 square feet

Zoning Designation: Central Business District (CBD)

Existing Land Use: vacant/shared drive for hotel

Surrounding Land Use: North: Grocery Store
South: Vacant/tidal lands
East: Public Works wastewater treatment plant
West: Hotel

Comprehensive Plan: 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.

Wetland Status: The KWF Wetlands Assessment indicates that wetlands may be present. An Army Corp of Engineers wetland assessment is a

	requirement prior to obtaining a zoning permit for the proposed improvements.
Flood Plain Status:	Proposed improvements are not found in a floodplain.
BCWPD:	Not within the Bridge Creek Watershed Protection District
Utilities:	Public utilities service the site.
Public Notice:	Notice was sent to 5 property owners of 10 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to build three structures that support seven efficiency dwellings.

Parking

The applicant proposes to provide 9 spaces for the seven units. One space is required for an efficiency or one-bedroom unit in a multifamily dwelling. A duplex is treated differently in code and the same efficiency or one-bedroom found in a duplex requires two spaces per unit. In this instance, staff would like to reduce the required parking to the proposed 9 spaces, but I do not find an allowance in code to reduce the parking requirement. Also, no there is no opportunity for shared or off-site parking, as this is not an option for a residential development.

Condition 1: Provide a total of 11 parking spaces and adjust landscaping accordingly to provide a buffer from the highway.

Storm water

According to the information received, we do not find that a storm water plan will be required. We will ensure that any storm water plan be developed, if we find that it would be triggered by any new information that might be revealed through the permitting process.

Impervious coverage and floor area ratio

The lot contains 48,351 square feet, and the proposed structures contain about 3,250 square feet, resulting in a building area of 6.7% of the total lot. A CUP for more than 30% building area is not required. The project meets the requirements of 21.14.040(a) as the total floor area is 6.7%, much less than the code maximum of four-tenths of the lot area. HCC 21.040(b), requiring a total open area at least 1.1 times the total floor area, is also met. Total open area required is 3,575 square feet, and the undeveloped portion of this property is about half the lot, or 24,000 square feet.

Development Activity Plan (DAP)

The development will require a DAP. This will be developed and approved through the routine zoning permit process.

Wetlands

Prior to processing a zoning permit, a determination by the US Army Corps of Engineers will be required.

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: More than one building containing a permitted principal use on a lot is allowed with an approved CUP per 21.18.030(j).

Finding 1: The applicable code authorizes three buildings consisting of 2 duplexes and a multiple family dwelling in the Central Business District.

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

Applicant: Proposed housing of residential nature of the zoning district. Residential uses are compatible with the district.

Analysis: Staff finds that the proposed residences in the CBD are compatible with the purpose of the district (HCC 21.18.010) as “the district is meant to accommodate mixture of residential and nonresidential uses.”

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

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

Analysis: Many uses in the CBD have greater negative impacts than would be realized from the proposed residential development. Pipelines, railroads, and mobile home parks would have a greater impact on nearby property values. Assisted living, group care, religious, cultural and fraternal assembly would generate a much more traffic than the proposal.

Finding 3: The proposed improvements are not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

Analysis: The CBD supports a wide array of nearby personal services, shopping, entertainment, restaurants, and other uses per HCC 21.18.010. A nearby residential component provides an opportunity to provide these amenities in a walkable environment supported in adopted plans of the city.

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.

Finding 5: Existing public, water, sewer, and fire services are adequate to serve the proposal.

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

Analysis: Desirable neighborhood character could be described by a portion of the Purpose statement for the district, “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.”

When considering the relevant effects of the proposal, it is evident that the intensity and scale of the proposed would have less impact than that of nearby developments and would not contribute undue harmful effects to desirable neighborhood character.

Finding 6: The Commission finds the proposal will not cause undue harmful effect upon desirable neighborhood character as described in the purpose statement of the district.

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

Analysis: A modest set of residential dwellings, providing shelter to those working nearby or those wanting to locate in an area supporting walkability will not be considered detrimental to those nearby 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.

Analysis: The proposal is required to gain Planning Commission approval of a CUP for the multiple structures. The applicant will need to apply for a zoning permit to construct the proposed improvements. This review requires compliance with all applicable local, state, or federal regulations including those of the US Army Corps of Engineers, State of Alaska Fire Marshal, State of Alaska DOT, and local regulations such as Development Activity Plans (DAP), storm water and dirt work requirements.

Finding 8: The proposal will comply with applicable regulations and conditions specified in Title 21 when successfully navigating the permit procedures.

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

Analysis: The proposal aligns with Goal 1 and Objectives A, C and D by increasing density in the center of town, providing affordable housing (efficiency units), while locating in an area with one of the best walkability opportunities in town and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan. Homer's natural environment and scenic beauty mentioned in Goal 2 is to be regulated by policies in code that apply to the zoning permit. Goal 3 and 4 are intended create regulatory frame work and would not be applicable to conditions of an individual CUP.

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Analysis: While the design manual designates the CBD as applicable for review, three sections including Design Review Application Requirements, Architecture, and Site Design are not applicable as the applicable areas and uses are to only include "all non-residential uses and uses with more than 12 residential uses." This leaves the lighting section as the only applicable section.

Finding 10: Project shall comply with the applicable provisions of the CDM per condition 2.

Condition 2: Outdoor lighting must be down lit per HCC 21.59.030 and 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: No comment

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP **Staff Report 21-16** with findings 1-10 and the following conditions.

Condition 1: Provide a total of 11 parking spaces and adjust landscaping accordingly to provide a buffer from the highway.

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

Attachments

Application

Public Notice

Aerial Photograph



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: GEORGE SWIFT Telephone No.: 206-954-1931

Address: 1310 26TH AVE NW, BIG HARBOR, WA 98335 Email: george.S@aspenmanagement.net

Property Owner (if different than the applicant):

Name: Same HOMER RESIDENCES LLC Telephone No.: 206-954-1931

Address: SAME AS ABOVE Email: _____

PROPERTY INFORMATION:

Address: 89 STERLING HWY Lot Size: 1.11 acres KPB Tax ID # 17714019

Legal Description of Property: LOT 2 GLACIER VIEW SUBDIVISION #18

For staff use:

Date: 2/23/21 Fee submittal: Amount \$300

Received by: TPB Date application accepted as complete 2/24/21

Planning Commission Public Hearing Date: 3/17/21

Conditional Use Permit Application Requirements:

1. A Site Plan
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 can provide a blank map for you to fill in).
5. 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 permits. Planning staff will be glad to assist with these questions.

- Y/N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: _____
- Y/N Will your development trigger a Development Activity Plan?
Application Status: _____
- Y/N Will your development trigger a Storm water Plan?
Application Status: _____
- Y/N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: _____
- Y/N Is your development in a floodplain? If yes, a Flood Development Permit is required.
- Y/N Does your project trigger a Community Design Manual review?
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>
- Y/N Do you need a traffic impact analysis?
- Y/N Are there any nonconforming uses or structures on the property?
- Y/N Have they been formally accepted by the Homer Advisory Planning Commission?
- Y/N Do you have a state or city driveway permit? Status: ACCESS IS COMPLETE
- Y/N Do you have active City water and sewer permits? Status: IN PROGRESS

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

*LAND IS NOT USED EXCEPT FOR GRAVELED PARKING
AND SNOW STORAGE AREA*

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).

*TO DEVELOP 1. TRIPLEX OF APPROXIMATELY OF 1300 SQ. FT.
2 DUPLEX OF APPROXIMATELY 975 SQ FT EACH.*

- a. What code citation authorizes each proposed use and structure by conditional use permit? **21.18.030J**
- b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district.
PROPOSED HOUSING OF RESIDENTIAL NATURE OF THE ZONING DISTRICT. RESIDENTIAL USES ARE COMPATIBLE WITH THE ZONING DISTRICT.
- c. How will your proposed project affect adjoining property values?
IT SHOULD HAVE NO NEGATIVE EFFECT ON PROPERTY VALUES.
- d. How is your proposal compatible with existing uses of the surrounding land?
THE DEVELOPMENT IS COMPATIBLE WITH THE ZONING DISTRICT.
- e. Are/will public services adequate to serve the proposed uses and structures?
SEWER AND WATER ARE AVAILABLE AT THE PROPERTY LINE.
- 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?
DUE TO THE SMALLNESS OF THE DEVELOPMENT IT WILL RESULT IN MINIMAL IMPACT.
- g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole?
RESIDENTIAL USE IS NOT DETRIMENTAL TO THE WELFARE OF THE AREA.
- h. How does your project relate to the goals of the Comprehensive Plan?
Find it online at www.cityofhomer-ak.gov/planning/comprehensive-plan
CHAPTER 4 GOAL #1
INFILL PROJECT, ENCOURAGED HOUSING AND SUPPLY AND DIVERSITY OF HOUSING.
- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? **(circle each answer)**
1. Y/☒N Special yards and spaces.
 2. ☒/N Fences, walls and screening.
 3. Y/N Surfacing of parking areas.
 4. Y/☒N Street and road dedications and improvements (or bonds).
 5. Y/☒N Control of points of vehicular ingress & egress.
 6. Y/☒N Special provisions on signs.
 7. ☒/N Landscaping.
 8. ☒/N Maintenance of the grounds, buildings, or structures.
 9. ☒/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. ☒/N Time for certain activities.

11. ☒ Y ☐ N A time period within which the proposed use shall be developed.
12. Y ☒ N ☐ A limit on total duration of use.
13. Y ☐ N ☐ Special dimensional requirements such as lot area, setbacks, building height.
14. Y ☐ N ☐ Other conditions deemed necessary to protect the interest of the community.

PARKING

1. How many parking spaces are required for your development? 9

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? 9

3. Are you requesting any reductions? **No**

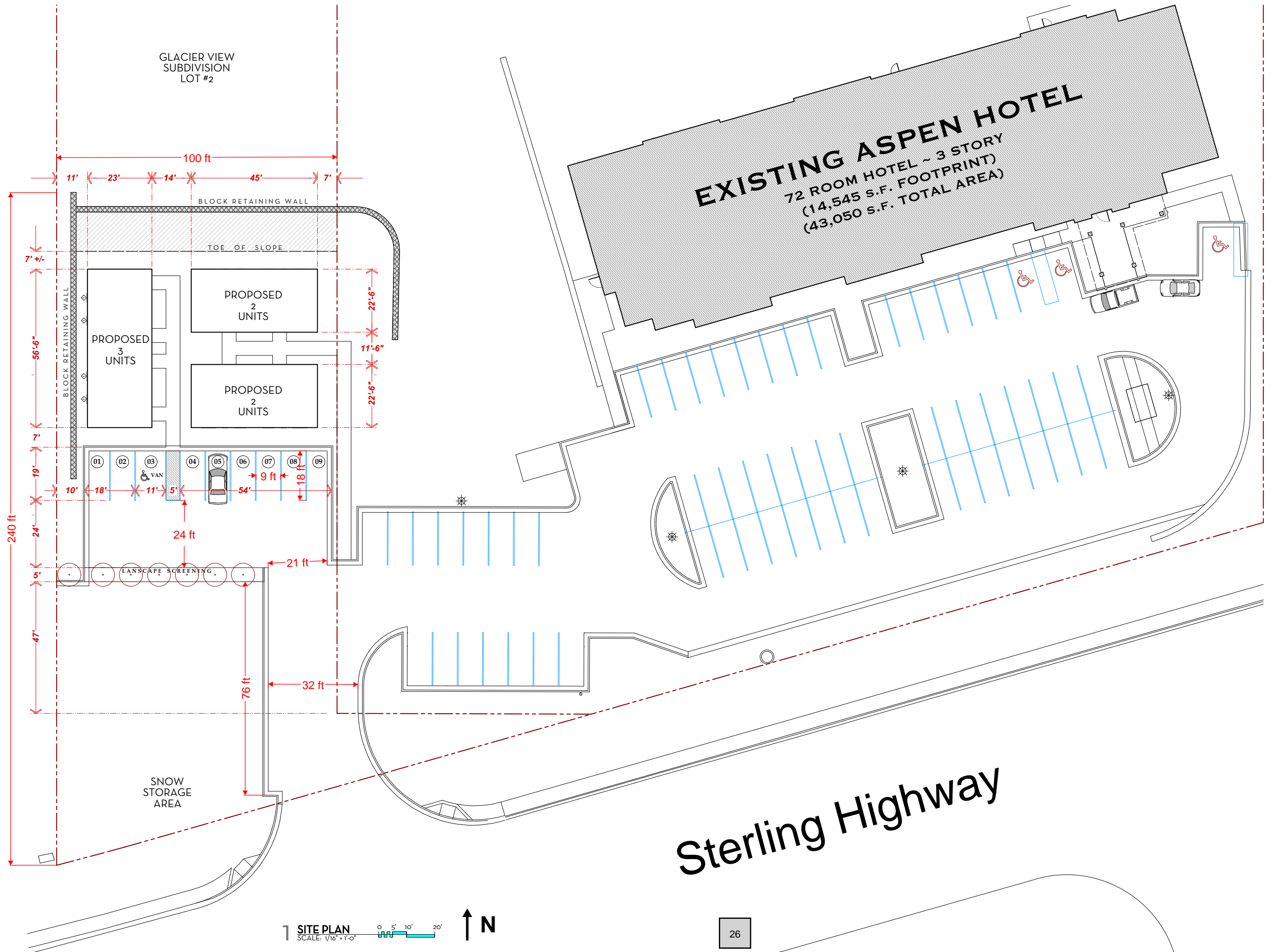
Include a site plan, drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage.

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

CIRCLE ONE: Owner of record Lessee Contract purchaser

Applicant signature:  Date: 02/22/2021

Property Owner's signature:  Date: 02/22/2021



DEVELOPMENT SET:
January 27, 2021

GENERAL CONSTRUCTION NOTES:

CODE REQUIREMENTS:
ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL CODE, ADOPTED BY SITKA, AND 2012 INTERNATIONAL MECHANICAL CODE, 2017 NATIONAL ELECTRICAL CODE, AND ALL OTHER CODES AND REGULATIONS ADOPTED BY THE CITY AND BOROUGH OF SITKA.

GENERAL:
IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND FORMWORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS BEFORE PROCEEDING AND NOTIFY THE A/E OF ANY DISCREPANCIES. NOTIFY THE LOCAL BUILDING OFFICIAL AT CONSTRUCTION STAGES REQUIRING INSPECTION AND OBTAIN NECESSARY APPROVAL PRIOR TO COMMENCEMENT OF CONTINUATION OF THE WORK. TAKE ALL REASONABLE PRECAUTION FOR THE SAFETY OF & PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
1. EMPLOYEES AND ALL OTHER AFFECTED PERSONS.
2. ALL WORK, MATERIALS, AND EQUIPMENT.
3. OTHER PROPERTY AT THE SITE OR ADJACENT.
OBTAIN APPROVAL FROM ARCHITECT & OWNER FOR PROPOSED FIELD CHANGES PRIOR TO CONSTRUCTION OF MODIFICATION.

DIMENSIONS:
DIMENSIONS SHALL BE TO FACE OF FRAMING OR FACE OF CONCRETE UNLESS OTHERWISE INDICATED. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE. DO NOT SCALE DRAWINGS.

COPYRIGHT:
THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN FIRMS WHO PRODUCED THEM. THESE DRAWINGS ARE FOR USE ON THE ALASKA FALCON ONLY. THEY ARE NOT TO BE RE-USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF RICH CONNEEN ARCHITECTS, LLC. ANY USE OR RE-USE OF ALTERED CADD FILES OR CADD ADAPTATION, FOR ANY OTHER PURPOSE THAN THAT INTENDED WITHOUT WRITTEN PERMISSION AND VERIFICATION BY RICH CONNEEN ARCHITECTS, LLC, WILL BE AT THE OWNERS RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE OWNER WILL, TO THE FURTHEST EXTENT PERMITTED BY LAW, INDEMNIFY & HOLD THE CONSULTANT HARMLESS FOR ANY CLAIMS, SUITS, LIABILITY, DEMANDS, OR COST ARISING FROM THE ADAPTATION. THE OWNER SHALL BE HELD TO COMPENSATE THE CONSULTANT AT HIS CURRENT BILLING RATE.

IMPORTANT:
THESE PLANS AND SPECIFICATIONS ARE TO BE CONSIDERED ONLY AS A GUIDE, AND THEY DO NOT ATTEMPT TO DEPICT EVERY COMPONENT NECESSARY FOR THE COMPLETION OF THE PROJECT. ALL ARCHITECTURAL AND ENGINEERING WORK, COMPONENTS, SYSTEMS, AND OTHER MANUFACTURED ITEMS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. BEFORE CONSTRUCTION BEGINS, A BUILDING PERMIT IS APPLIED FOR OR MATERIALS ARE ORDERED. THE BUILDING CONTRACTOR DESIGNATED BY THE OWNER, SHALL REVIEW THE CONSTRUCTION DOCUMENTS WITH THE DESIGNER. THE DESIGNER'S LIABILITY DUE TO ERRORS OR OMISSIONS CONTAINED WITHIN THESE DRAWINGS SHALL BE LIMITED TO THE REDRAWING OR REDESIGNING OF THE PLAN TO CORRECT THE SITUATION.

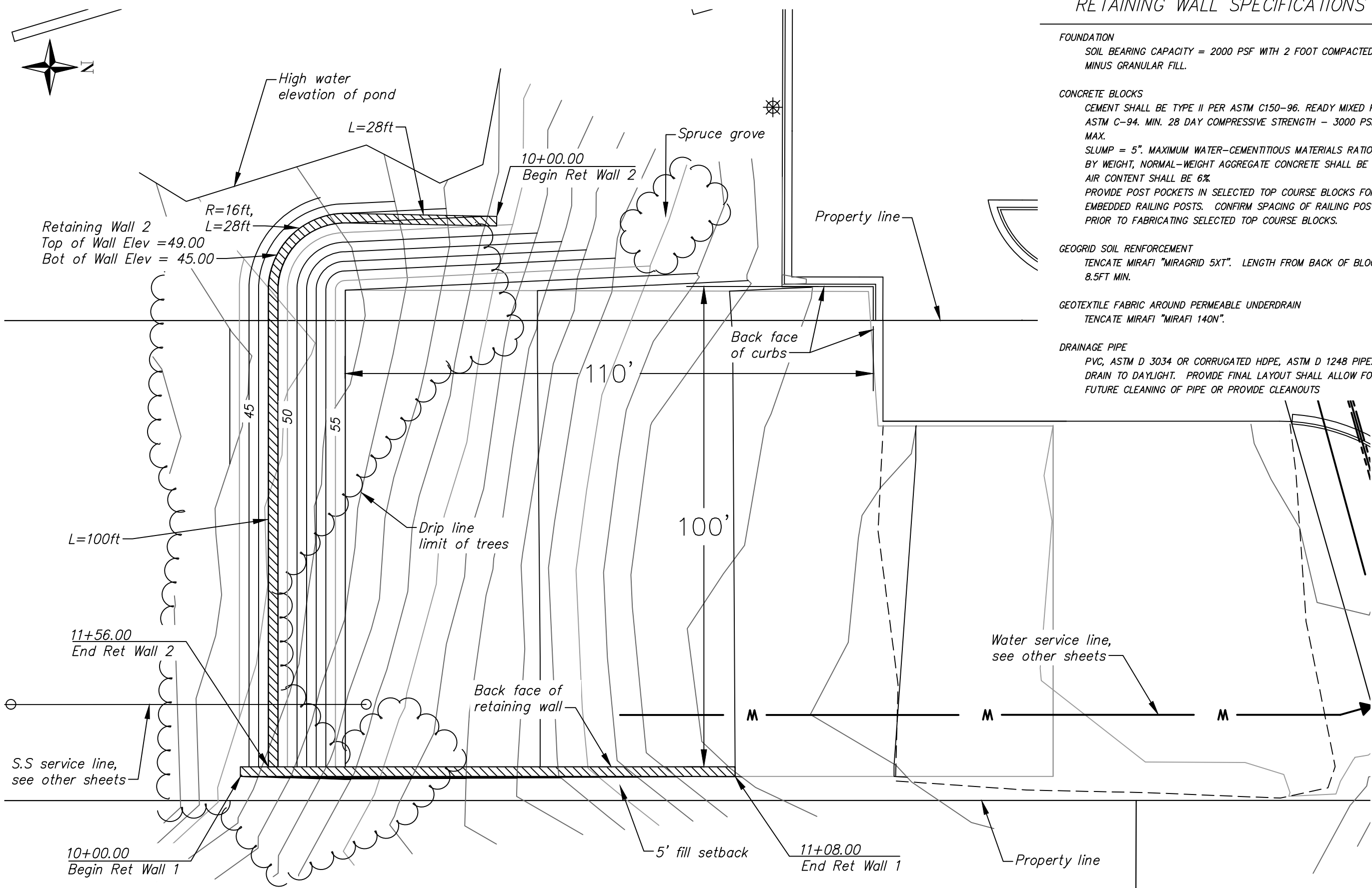


EMPLOYEE HOUSING
for Aspen Hotel
91 Sterling Hwy.
Homer Ak 99603

415 6th Street
Suite #300
Juneau, Alaska
T: 907.723.3190
E: rc2@gci.net

RICH CONNEEN
ARCHITECTURE, LLC





RETAINING WALL SPECIFICATIONS

- FOUNDATION**
SOIL BEARING CAPACITY = 2000 PSF WITH 2 FOOT COMPACTED 3" MINUS GRANULAR FILL.
- CONCRETE BLOCKS**
CEMENT SHALL BE TYPE II PER ASTM C150-96. READY MIXED PER ASTM C-94. MIN. 28 DAY COMPRESSIVE STRENGTH - 3000 PSI - MAX.
SLUMP = 5". MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO, BY WEIGHT, NORMAL-WEIGHT AGGREGATE CONCRETE SHALL BE 0.45. AIR CONTENT SHALL BE 6%.
PROVIDE POST POCKETS IN SELECTED TOP COURSE BLOCKS FOR EMBEDDED RAILING POSTS. CONFIRM SPACING OF RAILING POSTS PRIOR TO FABRICATING SELECTED TOP COURSE BLOCKS.
- GEOGRID SOIL REINFORCEMENT**
TENCATE MIRAFI "MIRAGRID 5XT". LENGTH FROM BACK OF BLOCK - 8.5FT MIN.
- GEOTEXTILE FABRIC AROUND PERMEABLE UNDERDRAIN**
TENCATE MIRAFI "MIRAFI 140N".
- DRAINAGE PIPE**
PVC, ASTM D 3034 OR CORRUGATED HDPE, ASTM D 1248 PIPE. DRAIN TO DAYLIGHT. PROVIDE FINAL LAYOUT SHALL ALLOW FOR FUTURE CLEANING OF PIPE OR PROVIDE CLEANOUTS

NOTES:
1. Before performing any excavations, call Alaska Digline at 811, (800) 478-3121, or (907) 278-3121.

GRADING PLAN
1" = 20'

BISHOP ENGINEERING, LLC

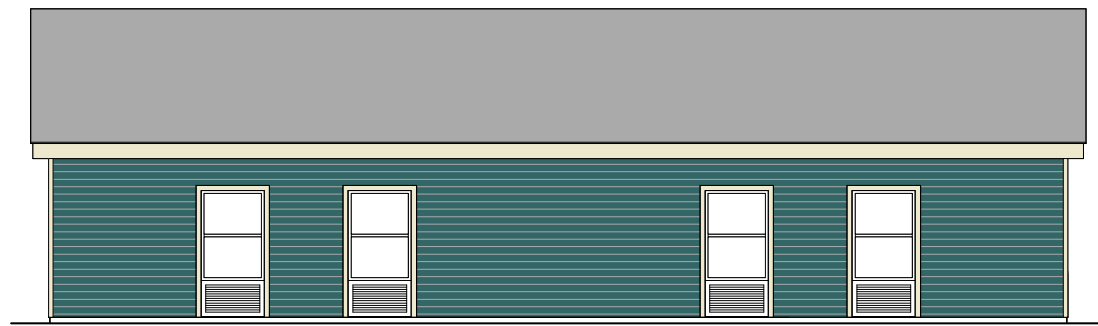
PO BOX 2501 HOMER, ALASKA 99603-2501
(907) 299-7609
JBISHOP@BISHOP-ENGINEERING.COM

GLACIER VIEW SUB NO 18 LOT 2
HOMER, ALASKA
GRADING PLAN

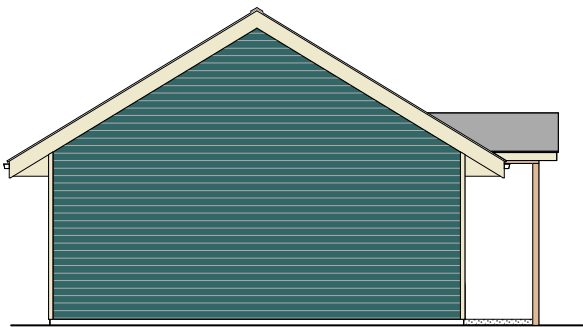
Revisions:

STATE OF ALASKA
49th
John S. Bishop
CE 10869
REGISTERED PROFESSIONAL ENGINEER
9/24/2020

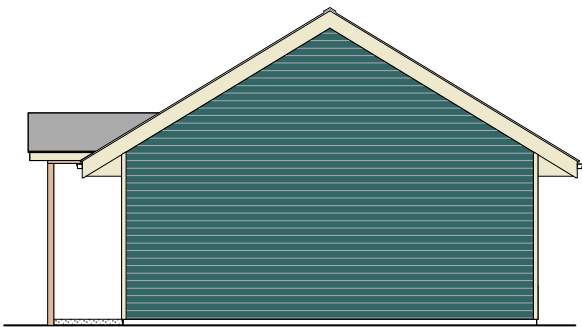
Date: 9/28/2020
Drawn: JSB
Checked: JSB
Project: 2019.163
File Name: 2019163.DWG
Sheet Title:
GRADING PLAN
Sheet:
C1
1 of 7



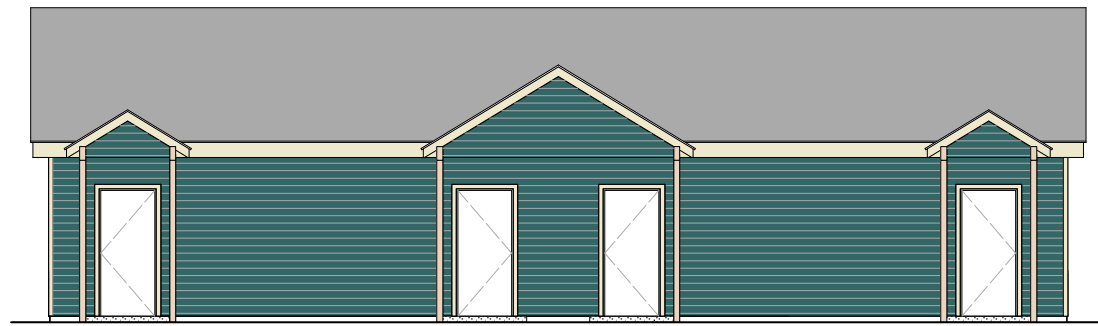
ELEVATION ~ REAR VIEW



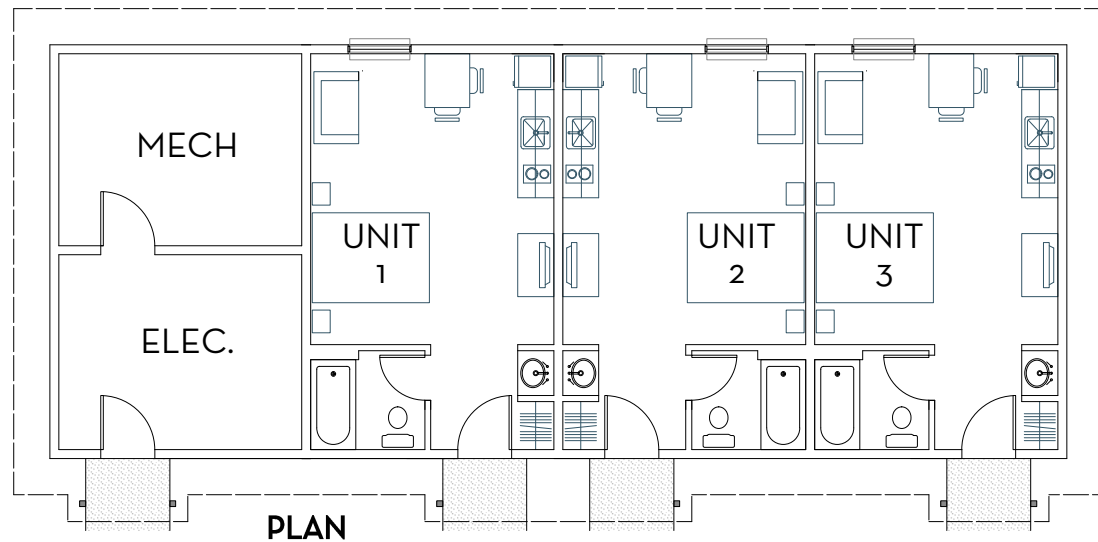
ELEVATION ~ SIDE VIEW



ELEVATION ~ SIDE VIEW

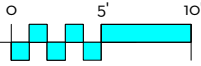


ELEVATION ~ FRONT VIEW



PLAN

1 BUILDING "A"
SCALE: 3/16" = 1'-0"



SIDING

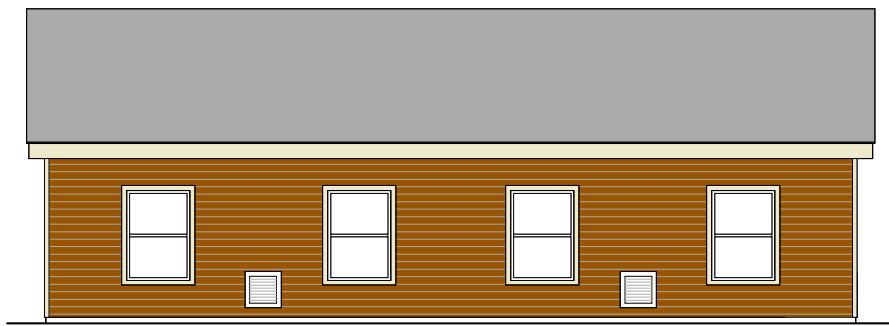
A ← SIDING BUILDING "A":
ALLURE "COASTAL BLUE"
+ SHERWIN-WILLIAMS
+ "MEDITERANUM"
+ #SW 7617

B ← SIDING BUILDING "B":
ALLURE
+ SHERWIN-WILLIAMS
+ "EARTHEN JUG"
+ #SW 7703

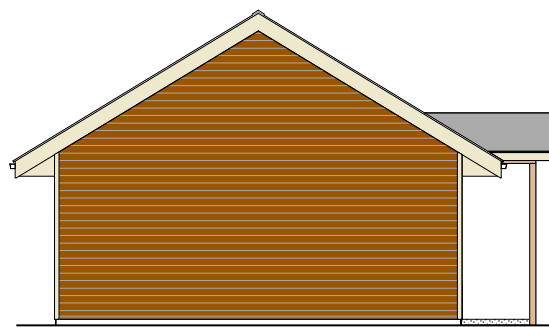
C ← SIDING BUILDING "C":
ALLURE "SUADE"
+ SHERWIN-WILLIAMS
+ "ARTISAN TAN"
+ #SW 7540

TRIM

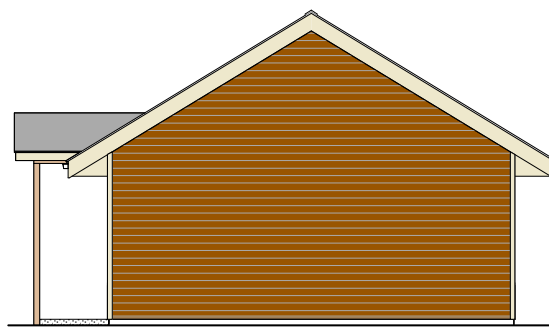
← WATERTABLE TRIM
& EAVE TRIM:
ALLURE
+ SHERWIN-WILLIAMS
+ "AUJOU PEAR"
+ #SW 6381



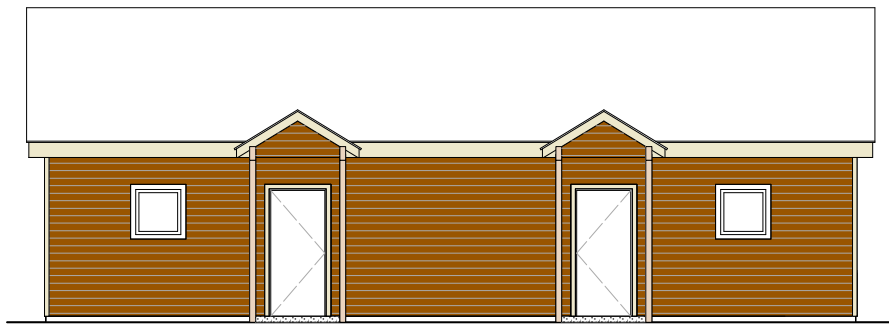
ELEVATION ~ REAR VIEW



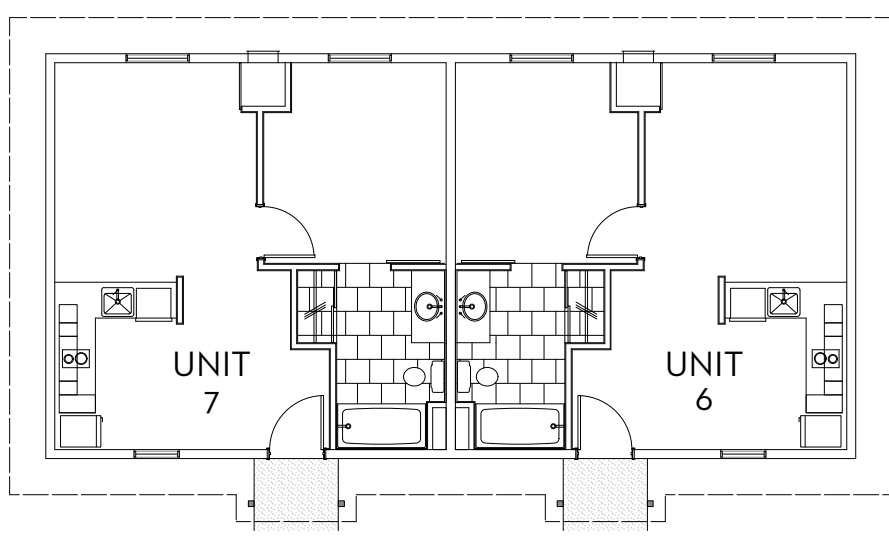
ELEVATION ~ SIDE VIEW



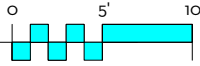
ELEVATION ~ SIDE VIEW

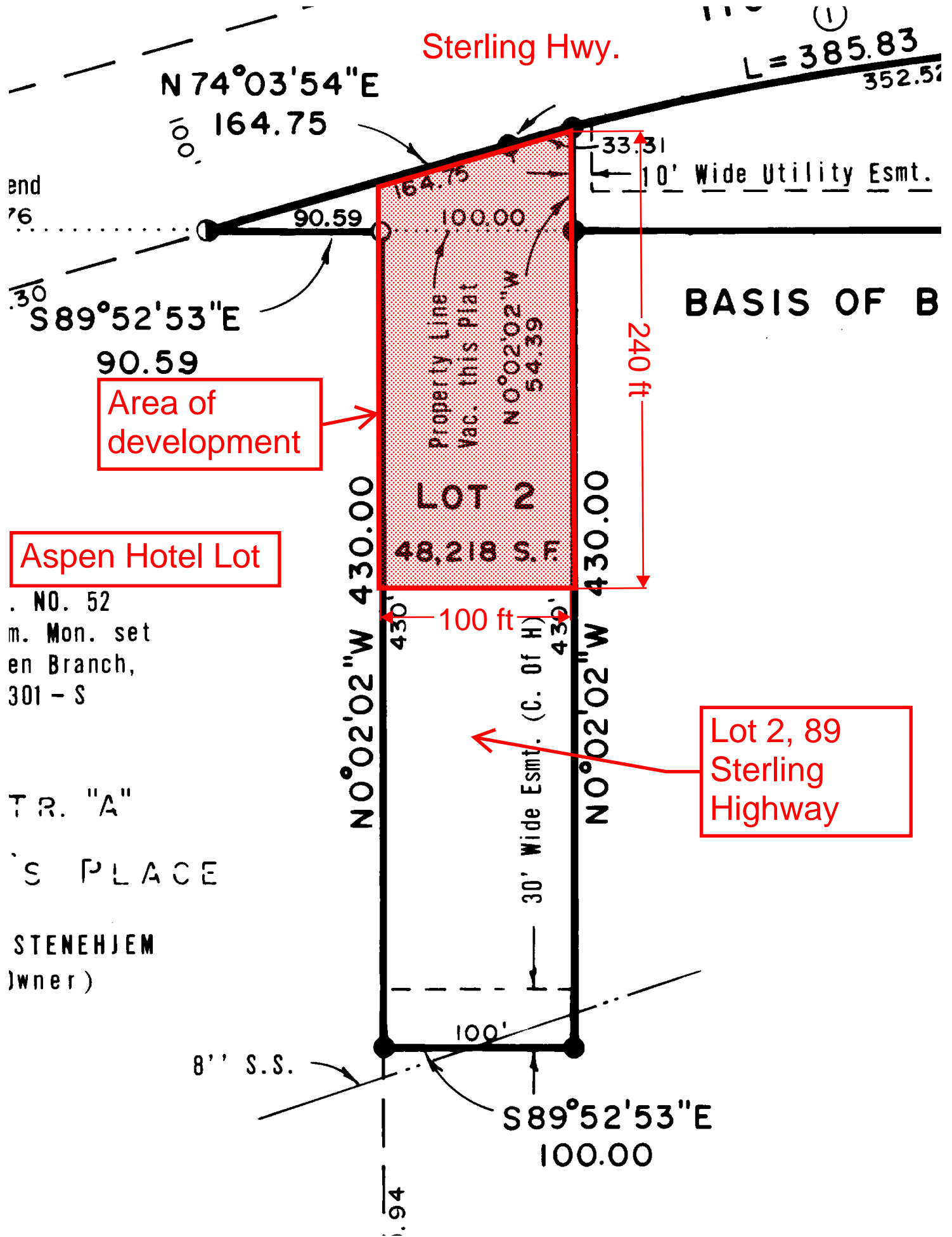


ELEVATION ~ FRONT VIEW



2 BUILDING "B" & "C"
SCALE: 3/16" = 1'-0"







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 21-17

TO: Homer Planning Commission **21-17**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: 3/17/2021
SUBJECT: West Hill Subdivision – Harness Addition Preliminary Plat

Requested Action: Approval of a preliminary plat to move lot lines and change the configuration of two parcels.

General Information:

Applicants:	Ben Harness Paler-Harness LLC PO Box 1096 Homer, AK 99603	Dmitri Kimbrell, RLS Fineline Surveys PO Box 774 Anchor Point, AK 99556
Location:	Southwest corner of West Hill Road and Jeffery Ave	
Parcel ID:	17348013, 17348012	
Size of Existing Lot(s):	3.41 acres, 3.3 acres	
Size of Proposed Lots(s):	2.4 and 4.3 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: Residential South: Residential East: Residential West: Residential	
Comprehensive Plan:	Chapter 4 Implementation 1-B-1: Consider additional methods for preserving natural areas and areas where ongoing natural processes may present hazards to existing or proposed development.	
Wetland Status:	A branch of Bidarki Creek runs along the southern lot line, within a steep ravine	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	

Utilities:	City water and sewer are not available at this time.
Public Notice:	Notice was sent to 37 property owners of 30 parcels as shown on the KPB tax assessor rolls.

Analysis: This subdivision is within the Rural Residential District. This plat moves the property lines between two parcels. The end result will be one larger lot (4.3 acres) and one long narrow lot of 2.4 acres. The southern part of the properties slope steeply down to a branch of Bidarki Creek.

Drainage Easement

The City is requesting a drainage easement from the edge of the ravine, south to the property line, of approximately 50 to 100 feet. See attachment. City of Homer Public Works has calculated that this sub basin drainage area contains 18% of the total Bidarki Creek drainage area. This means the area provides a significant contribution to the water flow of Bidarki Creek. Further west and south, existing easements along the main branch of Bidarki Creek include widths as wide as 200 feet, encompassing the steep ravine. (Two plats with similar easements are attached to this report). The city would like an easement from the top of the ravine to the southern property line, to protect the creek and the ravine slopes. This easement will help preserve the green infrastructure provided by an undisturbed creek and ravine.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat does not meet this requirement. Recommendation: Comply with HCC 21.10.051 (a) and grant a 15 for utility easement along all rights of way.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. City plans do not show any public corridors on this property or in the immediate area.

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, however the city limits are incorrect on the vicinity map. Recommendation: Update the vicinity map to show the correct municipal boundaries.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat does not appear to meet these requirements. Show any areas that exceed 20% 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:

1. Change the 10' utility easement fronting all rights-of-ways to the standard 15'

Staff Recommendation:

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

1. Include a plat note stating "Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland

designation (if any). Property owners are responsible for obtaining all required local, state and federal permits.”

2. Comply with HCC 21.10.051 (a) and grant a 15 foot utility easement along all rights of way.
3. Update the vicinity map to show the correct municipal boundaries.
4. Show approximate locations of slopes over 20 percent in grade.
5. Dedicate a drainage easement along the creek, from the northern ravine to the southern lot line.

Attachments:

1. Preliminary Plat
2. Public Notice
3. Aerial Map
4. City of Homer Public Works Map dated 3/9/2021
5. Emerald Highland Estates Unit 3 Plat
6. Emerald Highland Estates Unit 6 Plat

NOTES:

1. A BUILDING SETBACK OF 20 FEET IS REQUIRED FROM ALL STREET RIGHTS OF WAY UNLESS A LESSER STANDARD IS APPROVED BY RESOLUTION OF THE APPROPRIATE PLANNING COMMISSION.
2. THE FRONT 10 FEET OF THE 20 FOOT BUILDING SET BACK AND THE ENTIRE SETBACK WITHIN 5 FEET OF THE SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF THE UTILITY TO USE THE EASEMENT.
3. 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.
4. NO ACCESS TO STATE MAINTAINED RIGHTS OF WAY PERMITTED UNLESS APPROVED BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION.
5. THIS PROPERTY SUBJECT TO EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. (BK. 49 PG 308 6/5/1965) FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR, AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED,

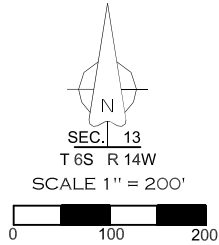
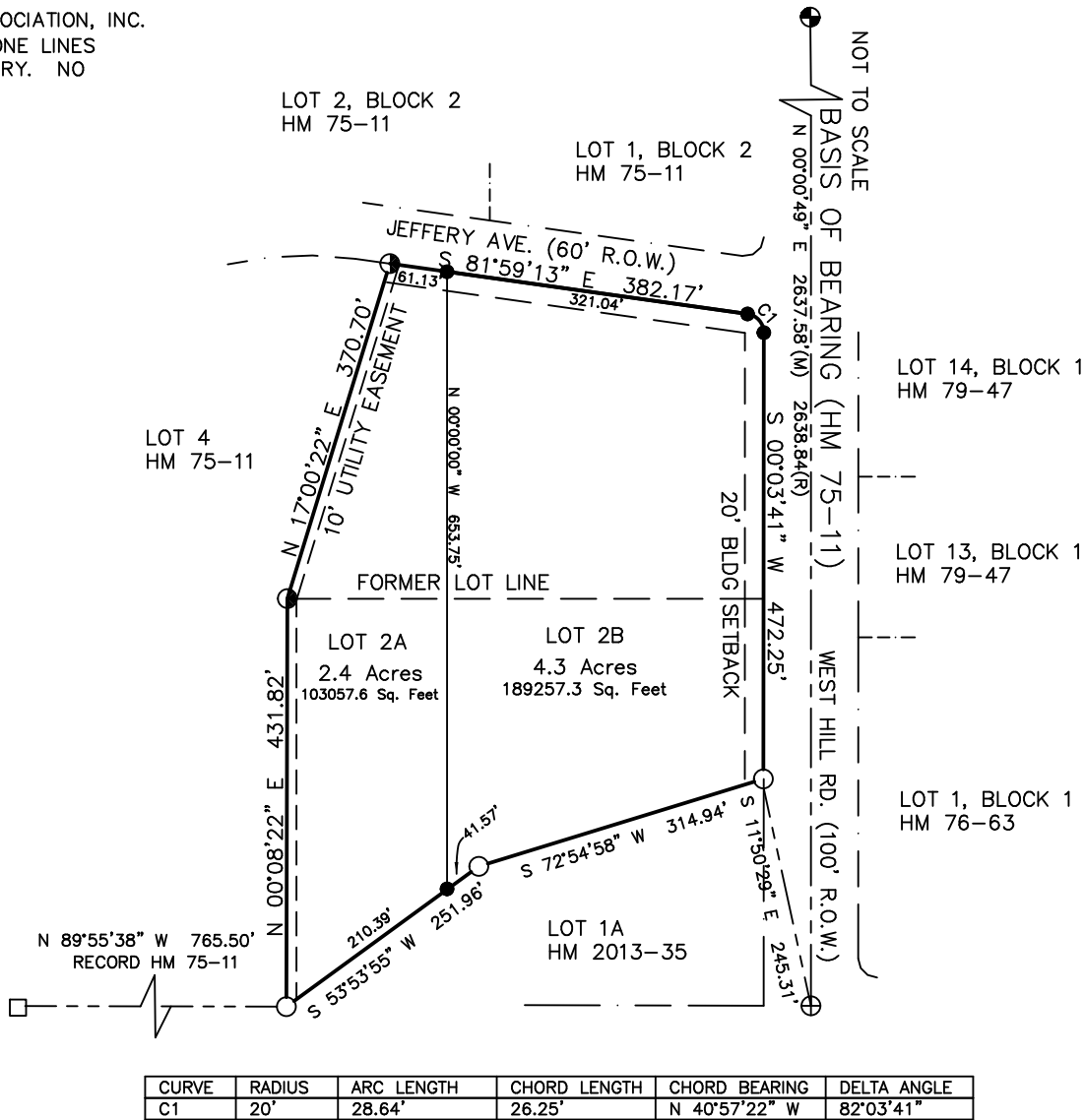
KENAI PENINSULA BOROUGH

BY: _____

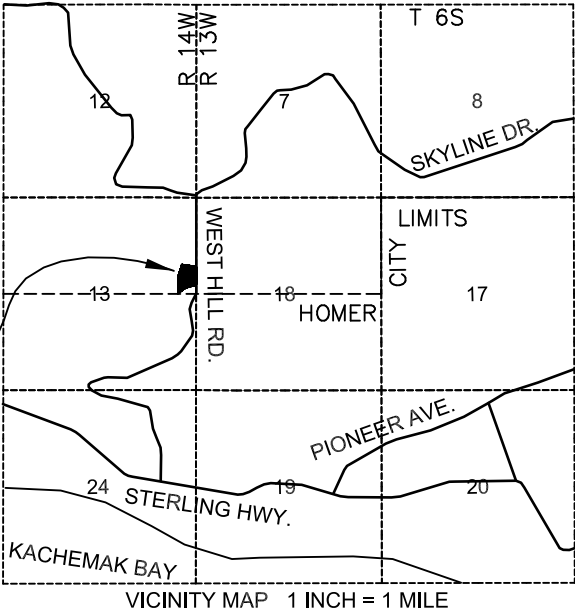
AUTHORIZED OFFICIAL:

LEGEND:

- FOUND GLO MONUMENT (CAP MISSING) SEC COR SECS 12,13,7,18
- ⊕ FOUND BRASS CAP (268-S NO DATE)
- FOUND 5/8" REBAR WITH 2"ALUMINUM CAP (3686-S 2000)
- FOUND 5/8" REBAR
- SET 5/8" REBAR WITH ALUMINUM CAP (10771-S 2021)
- MONUMENT OF RECORD PER HM75-11



THIS
SURVEY



CERTIFICATE OF OWNERSHIP:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT PALSER HARNESS, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT ON BEHALF OF PALSER HARNESS, LLC, I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

BEN HARNESS
PALSER-HARNESS, LLC
PO BOX 1096
HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT:

FOR: BEN HARNESS

ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WASTEWATER DISPOSAL:

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN 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 ENVIROMENTAL CONSERVATION.

ENGINEER LICENSE # DATE

WEST HILL SUBDIVISION - HARNESS ADDITION,

K.P.B. FILE # 2021-
A REPLATTING OF LOTS 2 & 3, BLOCK 1, WEST HILL SUBDIVISION (HM75-11), SECTION 13, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 6.709 acres.
BEN HARNESS PO BOX 2059 HOMER, AK 99603

FINELINE SURVEYS
P.O. Box 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMBRELL, RLS (907) 360 6382

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:

West Hill Subdivision – Harness Addition 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, March 17, 2021 at 6:30 p.m. The meeting will be held virtually.

Anyone wishing to view the complete proposal, attend or participate in the virtual meeting may do so by visiting the Planning Commission Regular Meeting page on the City's online calendar at <https://www.cityofhomer-ak.gov/calendar>. The proposal and meeting information will be posted by 5pm on the Friday before the meeting.

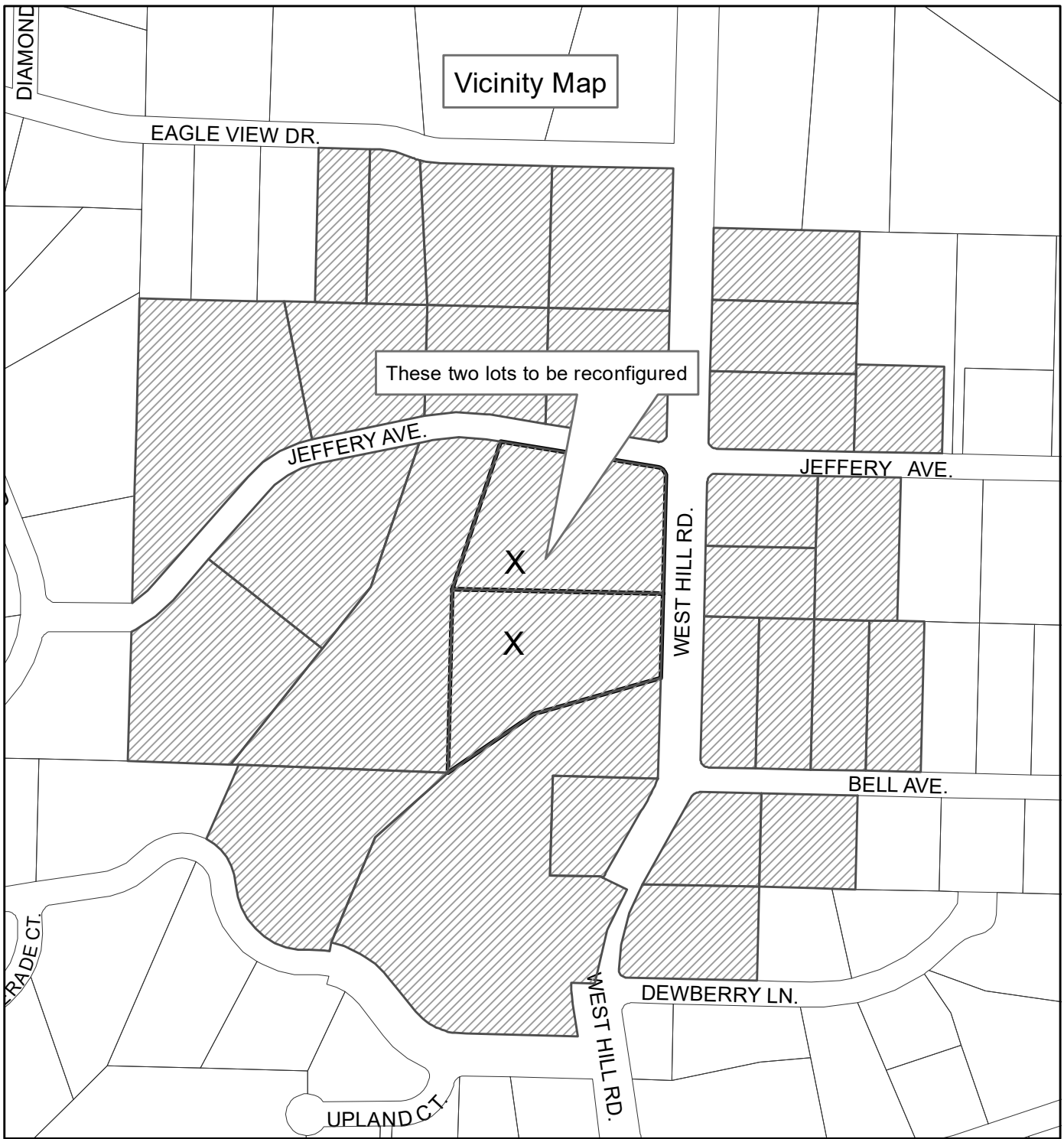
Visit the link above or call the City Clerk's Office to learn how to provide verbal testimony during the meeting via telephone or the Zoom online platform. Written comments can be emailed to planning@ci.homer.ak.us or mailed to Homer City Hall, 491 E. Pioneer Ave., Homer, AK, 99603. They may also be placed in the Homer City Hall drop box at any time. Comments must be received by 4pm on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

March 3, 2021

West Hill Subdivision Harness Addition Preliminary Plat

Marked lots are within 500 feet and
property owners notified.

0 150 300 Feet



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

NOTES:

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3. 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.
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5. THIS PROPERTY SUBJECT TO EASEMENT GRANTED TO HOMER ELECTRIC ASSOCIATION, INC. (BK. 49 PG 308 6/5/1965) FOR ELECTRIC LINES OR SYSTEM AND/OR TELEPHONE LINES TOGETHER WITH THE RIGHT TO ENTER, MAINTAIN, REPAIR, AND CLEAR SHRUBBERY. NO DEFINITE LOCATION DISCLOSED.

PLAT APPROVAL:

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING DATED,

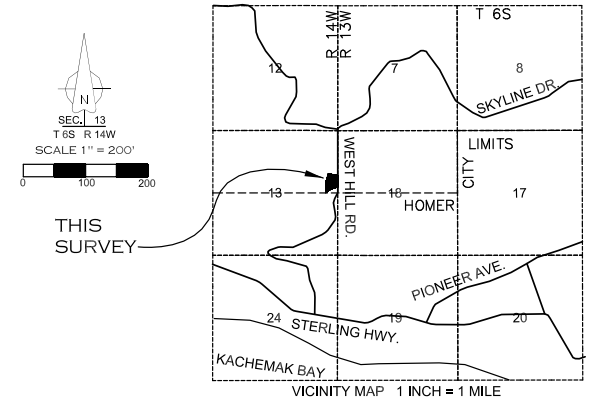
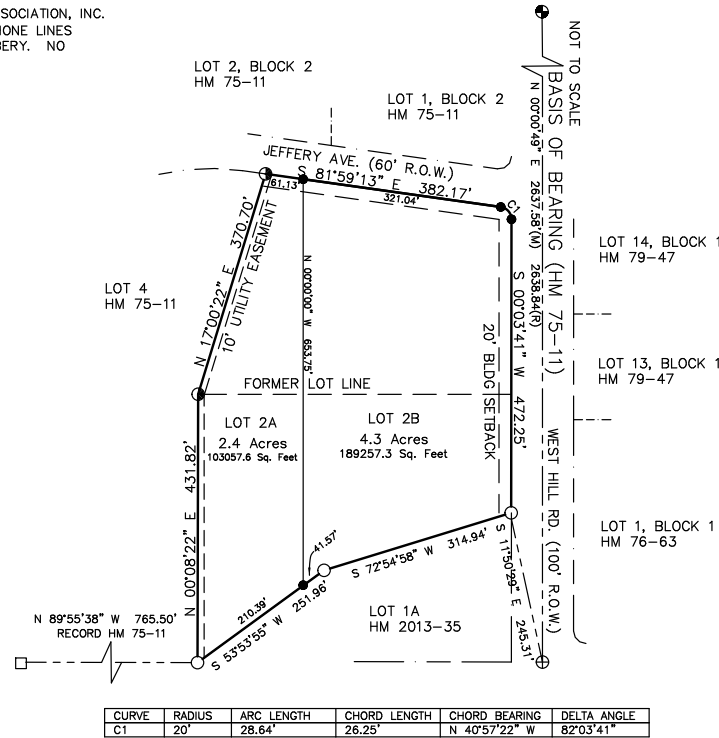
KENAI PENINSULA BOROUGH

BY: _____

AUTHORIZED OFFICIAL:

LEGEND:

- FOUND GLO MONUMENT (CAP MISSING) SEC COR SECS 12,13,7,18
- ⊕ FOUND BRASS CAP (268-S NO DATE)
- ⓪ FOUND 5/8" REBAR WITH 2"ALUMINUM CAP (3686-S 2000)
- FOUND 5/8" REBAR
- SET 5/8" REBAR WITH ALUMINUM CAP (10771-S 2021)
- MONUMENT OF RECORD PER HM75-11



CERTIFICATE OF OWNERSHIP:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT PALSER HARNESS, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT ON BEHALF OF PALSER HARNESS, LLC, I HEREBY ADOPT THIS SUBDIVISION PLAN AND BY MY FREE CONSENT GRANT ALL EASEMENTS TO USE SHOWN.

BEN HARNESS
PALSER-HARNESS, LLC
PO BOX 1096
HOMER, AK 99603

NOTARY'S ACKNOWLEDGEMENT:

FOR: BEN HARNESS

ACKNOWLEDGED BEFORE ME THIS DAY OF _____ 20__

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND THAT THE PLAT REPRESENTS A SURVEY MADE BY ME, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES IN 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.

ENGINEER

LICENSE #

DATE

WEST HILL SUBDIVISION - HARNESS ADDITION,

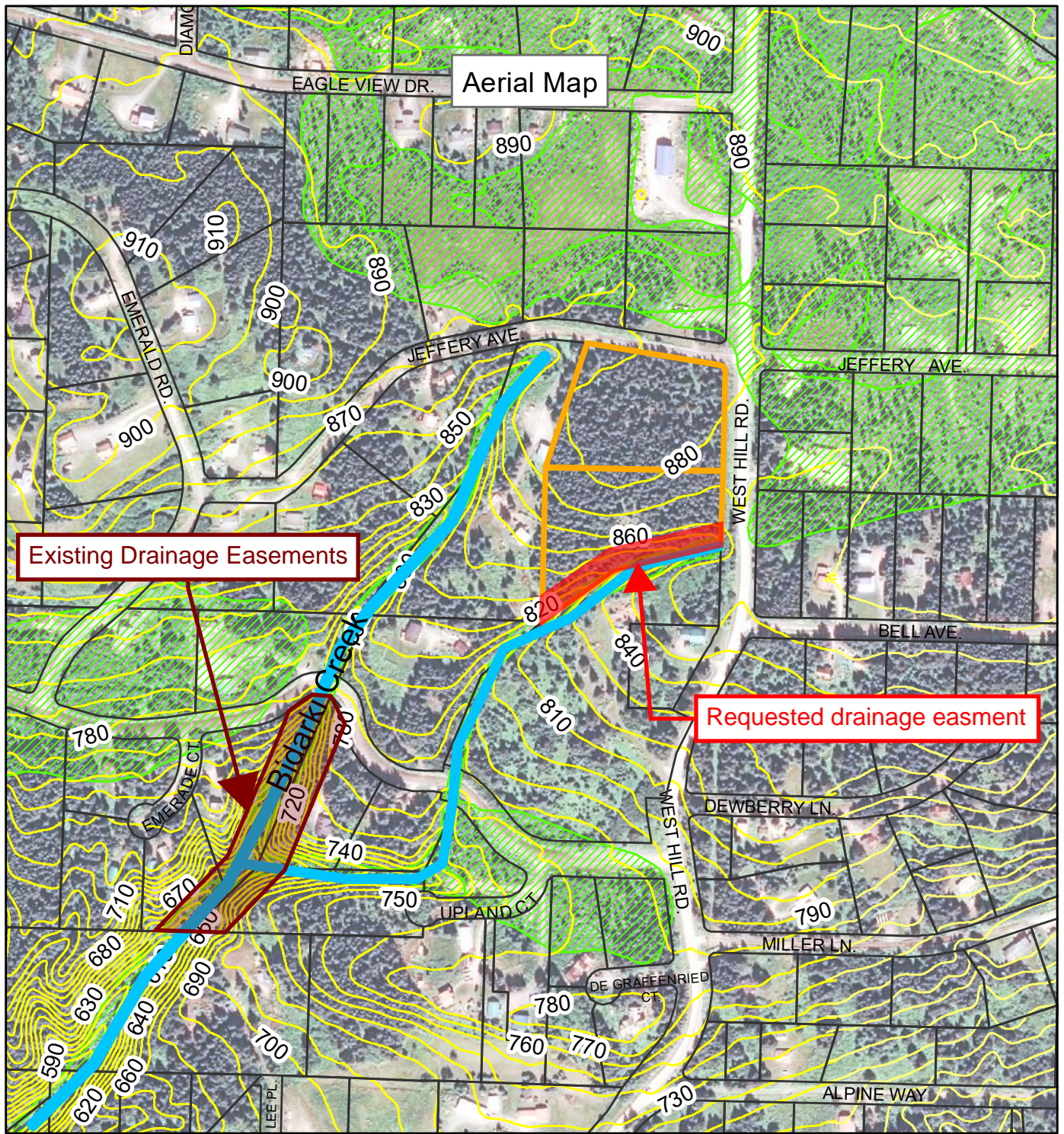
K.P.B. FILE # 2021-

A REPLATTING OF LOTS 2 & 3, BLOCK 1, WEST HILL SUBDIVISION (HM75-11), SECTION 13, TOWNSHIP 6 SOUTH, RANGE 14 WEST, SEWARD MERIDIAN, KENAI PENINSULA BOROUGH, ALASKA. HOMER RECORDING DISTRICT. containing 6.709 acres.
BEN HARNESS PO BOX 2059 HOMER, AK 99603

FINELINE SURVEYS

P.O. BOX 774
ANCHOR POINT, ALASKA 99556
DMITRI D. KIMBRELL, RLS (907) 360 6382

SCALE: 1"=200' DATE: 12/22/2020



City of Homer
Planning and Zoning Department
March 3, 2021

Legend

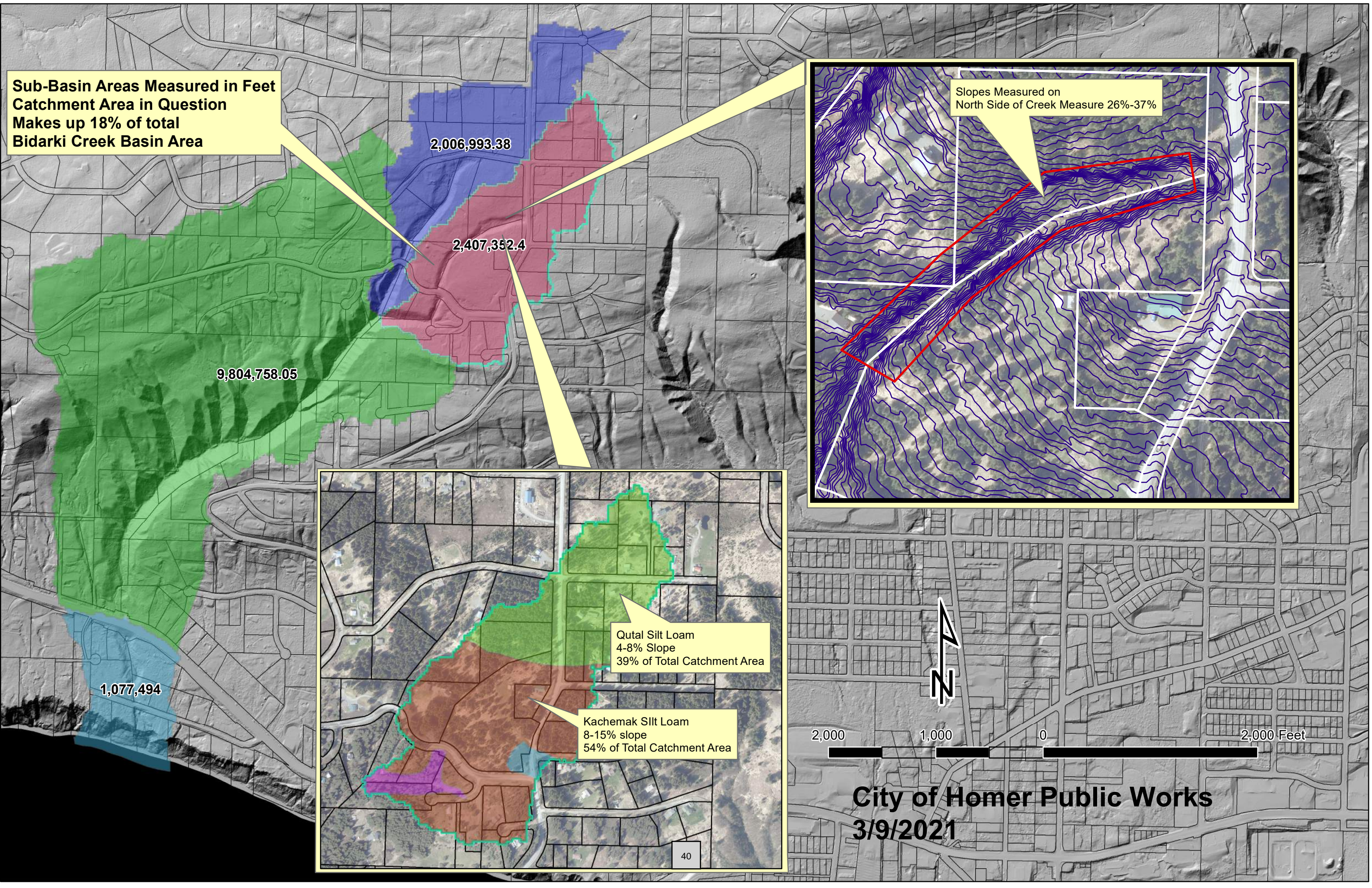
- Parcels
- 10 Ft topo
- Wetlands
- Subject Lots

West Hill Subdivision Harness Addition Preliminary Plat

0 150 300 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.



Sub-Basin Areas Measured in Feet
Catchment Area in Question
Makes up 18% of total
Bidarki Creek Basin Area

2,006,993.38

2,407,352.4

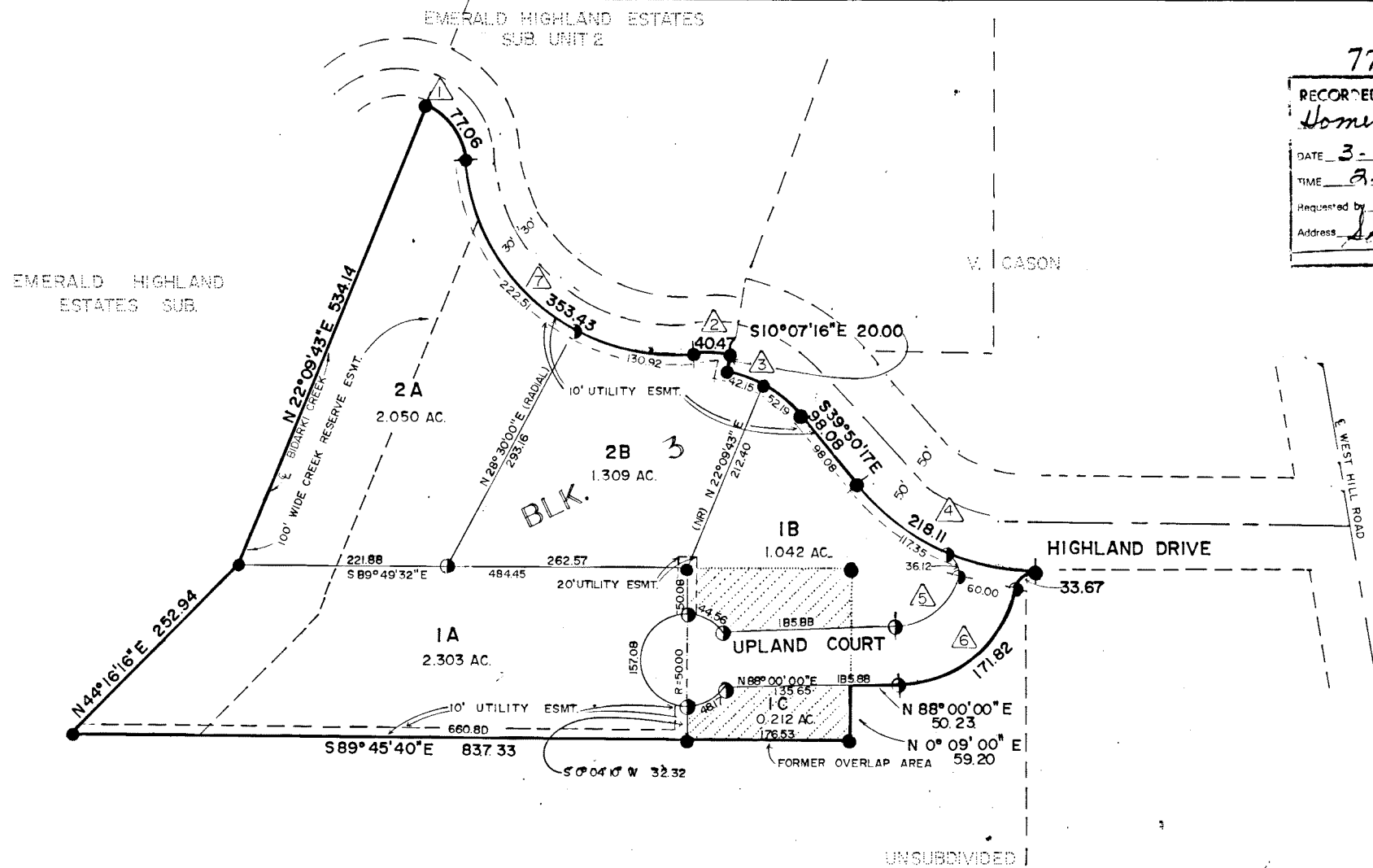
9,804,758.05

1,077,494

Slopes Measured on
North Side of Creek Measure 26%-37%

Qutal Silt Loam
4-8% Slope
39% of Total Catchment Area

Kachemak Silt Loam
8-15% slope
54% of Total Catchment Area



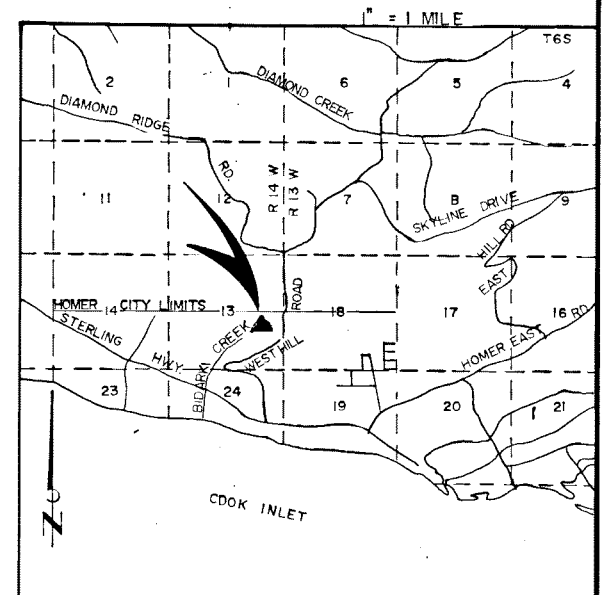
77-24
 RECORDED FILED 3-17-77
 Homer REC. DIST.
 DATE 3-17-77
 TIME 9:03 P.M.
 Requested by KPB
 Address Salsdatta

CERTIFICATE OF OWNERSHIP
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON. I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES, ROADWAYS, AND ALLEYS DEDICATED BY ME FOR PUBLIC USE.
 NICHOLAS J. GANGL, DBA AERIE INC. ANNA M. GANGL, DBA AERIE INC.
 BOX 465 BOX 937
 HOMER, ALASKA HOMER, ALASKA
 Requested by C.A.H. Anne L. Sexton
 HAROLD O. SEXTON ANNE L. SEXTON
 BOX 937
 HOMER, ALASKA

NOTARY'S ACKNOWLEDGEMENT
 SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF December 1976
 Dine & Brodning Nov. 9, 1980
 NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES
 3-Judicial District

SURVEYOR'S CERTIFICATE
 I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.
 Jerry Anderson 11-11-76
 JERRY ANDERSON, 3686-S

PLAT APPROVAL
 PLAT APPROVED BY THE BOROUGH PLANNING COMMISSION THIS 1st DAY OF November 1976.
 J. D. Waits
 BOROUGH MAYOR OR PLANNING DIRECTOR



NOTES:

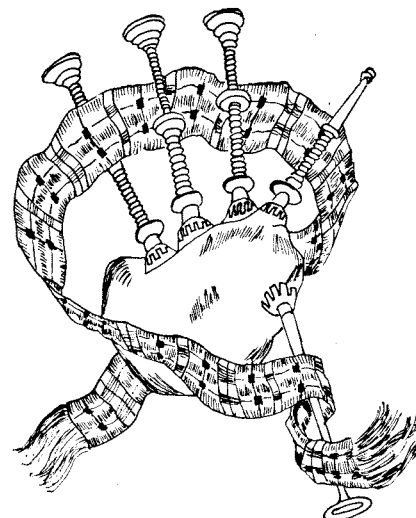
- ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING LAWS AT TIME OF CONSTRUCTION.
- ALL ROW RETURNS ARE 25' RADIUS UNLESS NOTED OTHERWISE.
- A 20' BLDG. SETBACK LINE EXISTS ALONG ALL ROW.
- BASIS OF BEARING IS THE TRUE BEARING S 69° 51' 15" E BETWEEN USC & GS HOMER EAST BASE 2 AND USC & GS GULL 1910, AND WAS CARRIED TO THIS SURVEY BY PREVIOUS SURVEYS IN THE AREA.
- NO BUILDING IMPROVEMENTS, INSTALLATION OF SEPTIC TANKS OR DISCHARGE OF DOMESTIC EFFLUENT WILL BE PERMITTED WITHIN THE CREEK RESERVE EASEMENT AREAS INDICATED HEREDN.
- LOTS FRONTING THAT PORTION OF HIGHLAND DRIVE HAVING A 60' ROW SHALL BE SUBJECT TO A 40' BLDG. SETBACK LINE AND A 20' CONSTRUCTION AND MAINTENANCE ESMT. ALONG THE ROW.
- LOT 1-B SHALL BE RESERVED AS A PARK AREA FOR THE EXCLUSIVE USE & ENJOYMENT OF THE RESIDENTS OF EMERALD HIGHLAND ESTATES.
- LOT 1-C SHALL BE CONVEYED TO ITS ADJOINER ON THE SOUTH AND SHALL NOT BE SEPARATELY CONVEYED THEREAFTER.

LEGEND:

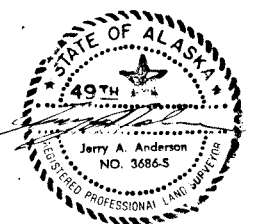
- 1/2" REBAR SET THIS SURVEY
- 3/8" IRON ROD, 1301-S, END

CURVE DATA:

NO.	ANGLE	RADIUS	LENGTH	TANGENT
1	63° 04' 36"	70.00	77.06	42.96
2	14° 57' 33"	155.00	40.47	20.35
3	40° 02' 27"	135.00	94.34	49.19
4	49° 59' 15"	250.00	218.11	116.54
5	71° 57' 21"	71.26	89.50	51.23
6	75° 00' 00"	131.26	171.82	100.72
7	90° 00' 00"	225.00	353.43	225.00



DATE: OCTOBER, 1976
 SCALE: 1" = 100'
 DESIGNED BY: J.A.
 DRAWN BY: J.A.
 CHECKED BY: N.G.
 FLD. BK. NO.: 12



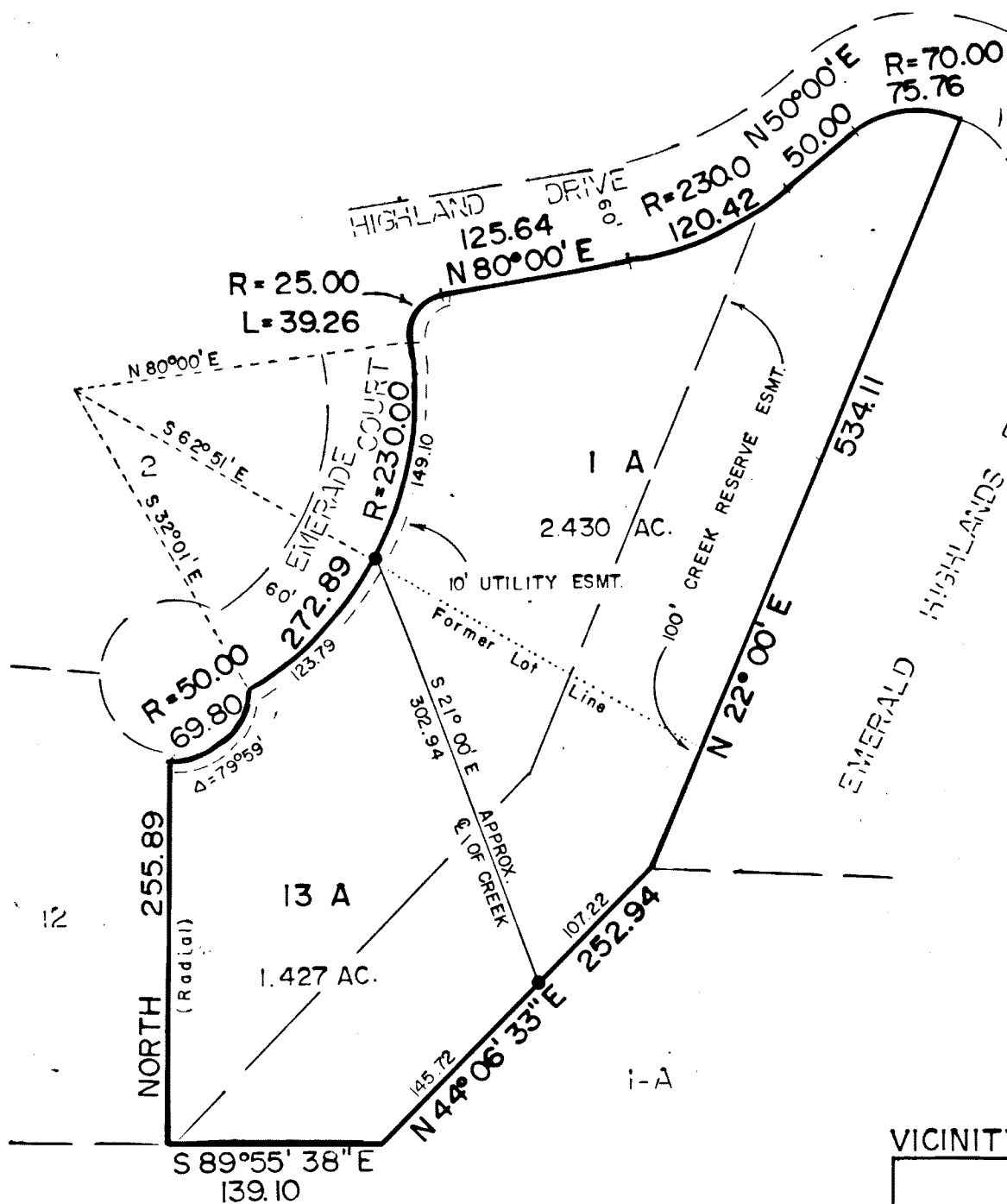
EMERALD HIGHLAND ESTATES
 SUBDIVISION, UNIT 3

LOCATED WITHIN A PORTION OF THE NE 1/4 SE 1/4, S 13, T 6S, R 14W, S.M., AND A REPLAT OF LOT 2, BLK. 3, EMERALD HIGHLAND ESTATES UNIT 2, AND IN THE CITY OF HOMER.

CONTAINING 7.556 ACRES

ABILITY SURVEYS

JERRY ANDERSON BDX 1263 HOMER, ALASKA



83-14

RECORDED - FILED 1211
HOMER REC. DIST.

DATE 2-10-1983
TIME 9:10 A.M.
Requested by KPB
Address Seldatna

80-106

RECORDED - FILED 10-
Homer REC. DIST.

DATE 12-10-1980
TIME 8:49 A.M.
Requested by KPB
Address Seldatna

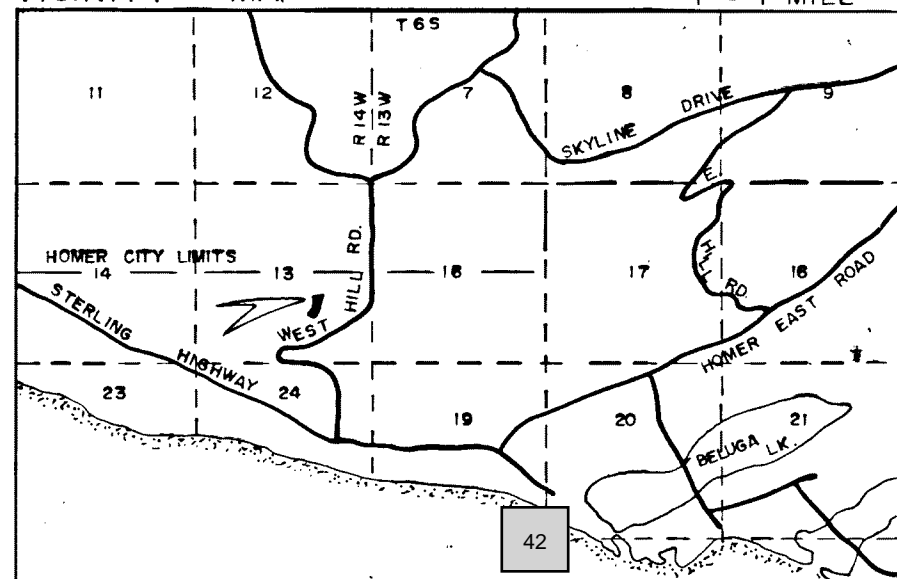
NOTES:

1. 1/2" REBAR WERE FOUND AT ALL LOT CORNERS EXCEPT AS SHOWN.

LEGEND:

- Set 1/2" X 24" Rebar

VICINITY MAP



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON I HEREBY REQUEST APPROVAL OF THIS PLAT SHOWING SUCH EASEMENTS FOR PUBLIC UTILITIES AND ROADWAYS DEDICATED BY ME FOR PUBLIC USE.

Nickolas J. Gangl PRES.

AERIE, INC. BY NICKOLAS J. GANGL
BOX 465
HOMER, ALASKA

NOTARY'S ACKNOWLEDGEMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF September 1979

Shirley Ann Wilson
NOTARY PUBLIC FOR ALASKA

June 25, 1984
MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT A LAND SURVEY HAS BEEN COMPLETED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT CORNERS AND MONUMENTS HAVE BEEN LOCATED AND ESTABLISHED AND THAT DIMENSIONS SHOWN HEREON ARE TRUE AND CORRECT.

Jerry Anderson
JERRY ANDERSON, 3686-S

9/24/80
DATE

PLAT APPROVAL

THIS PLAT HAVING BEEN APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF August 14, 1980

KENAI PENINSULA BOROUGH

Philip Waring
BY AUTHORIZED OFFICIAL

DATE: JULY, 1980

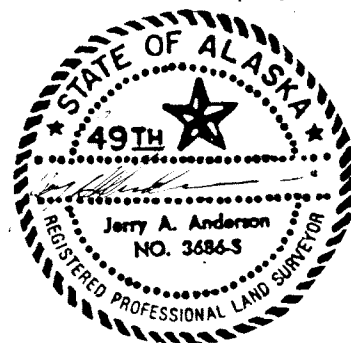
SCALE: 1" = 100'

DRAWN BY: S.W.

DESIGNED BY: J.A.

JOB NO.: 1211

FLD. BK. NO.: 88/53



Emerald Highland Estates Unit 6
AMENDED (AMENDMENTS LISTED ON PG. 2 OF 2)

BEING A RESUBDIVISION OF LOTS 1813, EMERALD HIGHLANDS ESTATES UNIT 5, PLAT NO. 79-130, H.R.D. WITHIN THE SE 1/4, SEC. 13, T6S, R14W, S.M. AND IN THE CITY OF HOMER.

CONTAINING 3.857 ACRES

Ability-Surveys

REGISTERED SURVEYORS
ENGINEERS · PLANNERS

Jerry Anderson · Marvin Hanson

Box 1263 · Homer, Alaska 99603 · (907) 235-8440



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 21-18

TO: Homer Planning Commission
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: 3/17/2021
SUBJECT: Barnett's South Slope Subdivision Quiet Creek Park Lot 38 Replat

Requested Action: Approval of a preliminary plat to shift lot lines between two parcels.

General Information:

Applicants:	Travis and Megan Drake 22668 Sambar Loop Chugiak, AK 99567	Paul Neal III, Trustee PO Box 3369 Homer, AK 99603	Geovera, LLC Steve Smith, LS PO Box 3235 Homer, AK 99603
Location:	Corner of Nelson Ave and Sanjay Ct, north of Homer High School		
Parcel ID:	17702130, 17702156		
Size of Existing Lot(s):	0.39 acres, 6.9 acres		
Size of Proposed Lots(s):	0.813 acres and 6.477 acres		
Zoning Designation:	Rural Residential District		
Existing Land Use:	Vacant		
Surrounding Land Use:	North: Vacant South: High school, and vacant land East: Vacant West: Vacant		
Comprehensive Plan:	Implementation 1-D-2 Encourage a concentrated development pattern to reduce the need for vehicle trips and encourage non-motorized transportation.		
Wetland Status:	Wetland delineation has been approved by ACOE under POA 2006-799-M2 and later iterations.		
Flood Plain Status:	Zone D, flood hazards undetermined.		
BCWPD:	Not within the Bridge Creek Watershed Protection District.		
Utilities:	City water and sewer are available		

Public Notice:	Notice was sent to 68 property owners of 70 parcels as shown on the KPB tax assessor rolls.
----------------	---------------------------------------------------------------------------------------------

Analysis: This subdivision is within the Rural Residential District. This plat shift the lot line between two lots.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. Easements were granted by a prior platting action.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. This information is on file with the City of Homer Public Works Department.

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

Staff Response: The plat meets these requirements. No rights of way are being 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 these requirements.

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

Staff Response: The plat meets these requirements. No known encroachments.

- 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. The subdivision is being finalized in phases, and all through streets have been constructed and platted.

Public Works Comments: PW reviewed the preliminary plat and had no comments.

Staff Recommendation:

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

1. Include a plat note stating “Property owner should contact the Army Corps of Engineers prior to any on-site development or construction activity to obtain the most current wetland designation (if any). Property owners are responsible for obtaining all required local, state and federal permits.”
2. Carry forward any relevant plat notes from the parent plats.

Attachments:

1. Preliminary Plat
2. Surveyor’s Letter
3. Public Notice
4. Aerial Map
5. Barnett’s South Slope Sub Quiet Creek Park Unit 2 (2018)
6. Barnett’s South Slope Sub Quiet Creek Park Unit 3 (2020)

NOTES

1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAT OF BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 2 (HM 2018-40).
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
3. THE FRONT 15 FEET ALONG RIGHTS-OF-WAY AND THE FRONT 20 FEET WITHIN SIDE LOT LINES IS A UTILITY EASEMENT. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
5. THESE LOTS ARE AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 318, PG 927 HRD, BK 48, PG. 77 HRD AND BK 90, PG 166 HRD).
6. PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 5°18'31" W	106.05'
L2	S 12°27'55" W	92.97'
L3	S 75°44'04" E	63.13'
L4	S 83°12'56" E	156.06'
L5	S 82°31'23" E	68.49'
L6	N 58°55'24" E	18.88'
L7	N 89°59'28" W	123.64'

CURVE TABLE

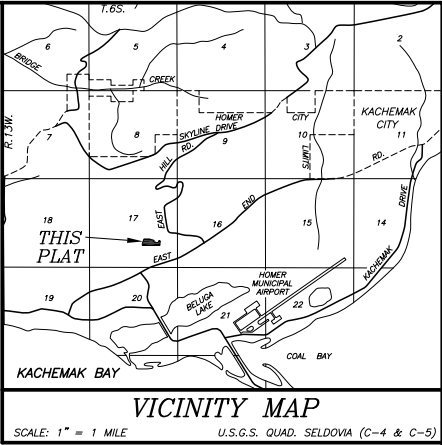
CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	7°28'56"	170.00'	22.20'	S 79°28'32" E	22.18'
C2	42°33'38"	130.00'	96.57'	N 37°38'35" E	94.36'
C3	81°06'51"	20.00'	28.31'	N 56°55'12" E	26.01'
C4	5°20'42"	230.00'	21.46'	N 61°35'45" E	21.45'

PLAT APPROVAL

THIS PLAT WAS HEARD BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETINGS OF FEBRUARY 10, 2014, MARCH 10, 2014, MAY 29, 2018 AND WAS APPROVED ON JUNE 11, 2018. A TIME EXTENSION WAS GRANTED AT THE PLANNING COMMISSION MEETING OF NOVEMBER 9, 2020

BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

SCALE 1"=60'



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DELTA STORAGE AND TRANSFER TRUST, AS THE OWNER OF ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PAUL NEAL III, TRUSTEE
DELTA STORAGE AND TRANSFER TRUST
AS THE OWNER OF ECHO TRADING COMPANY, LLC
PO BOX 3368
HOMER, ALASKA 99603

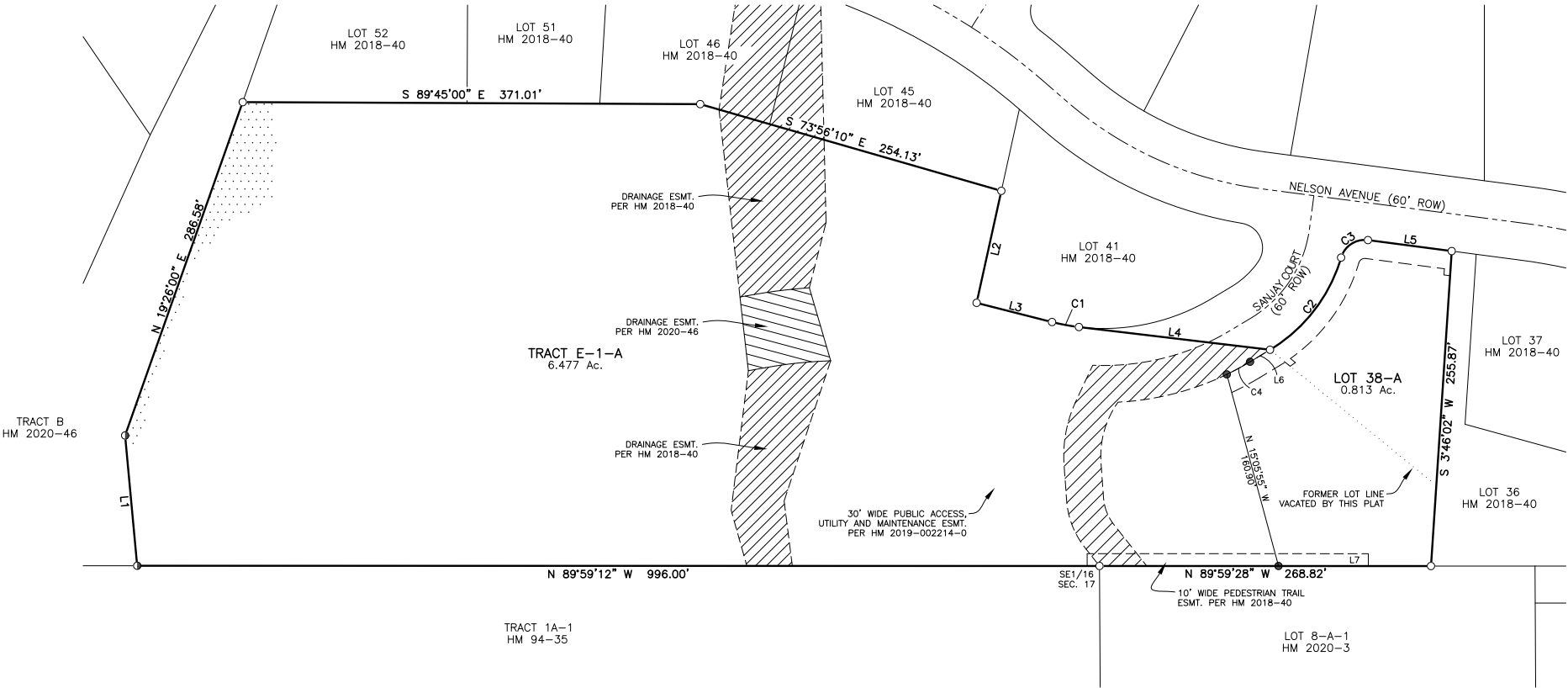
TRAVIS DRAKE
22668 SAMBAR LOOP
CHUGIAK, ALASKA 99567

MEGAN DRAKE
22668 SAMBAR LOOP
CHUGIAK, ALASKA 99567

NOTARY'S ACKNOWLEDGMENT

FOR: PAUL NEAL III
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____



WASTEWATER DISPOSAL

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

SURVEYOR _____ LICENSE # _____ DATE _____

LEGEND

- INDICATES 2" ALCAP (7968-S 2018) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP (7538-S 2020) RECOVERED THIS SURVEY
- INDICATES 2" ALCAP ON 5/8" REBAR (7538-S, 2021) SET THIS SURVEY

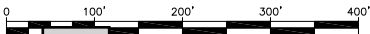


INDICATES AREAS WITH SLOPES GREATER THAN 20%

NOTARY'S ACKNOWLEDGMENT

FOR: TRAVIS AND MEGAN DRAKE
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____



HOMER RECORDING DISTRICT KPB FILE No. 2021-???

BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK LOT 38 REPLAT

A REPLAT OF LOT 38
BARNETT'S SOUTH SLOPE SUBDIVISION
QUIET CREEK PARK UNIT 2 (HM 2018-40)
AND TRACT E-1
BARNETT'S SOUTH SLOPE SUBDIVISION
QUIET CREEK PARK UNIT 3 (HM 2020-46)

LOCATED WITHIN THE N1/2 SE1/4, SEC 17,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 7.290 ACRES

OWNERS:
TRACT E-1: ECHO TRADING COMPANY, LLC
PO BOX 3368 HOMER, ALASKA 99603
LOT 38: TRAVIS AND MEGAN DRAKE
22668 SAMBAR LOOP CHUGIAK, AK 99567

GEOVERA, LLC

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

DRAWN BY: SCS DATE: FEB. 2021 SCALE: 1" = 60'
CHK BY: SCS JOB #2020-26 SHEET 1 OF 1

Geovera, LLC

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

February 26, 2021

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

RE: Barnett's South Slope Subdivision Quiet Creek Park Lot 38 Replat Preliminary Plat Submittal

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Barnett's South Slope Subdivision Quiet Creek Park Lot 38 Replat, and a \$300.00 check for the submittal fee.

This plat combines existing Lot 38 with the future (Phase 3) Lot 39 into Lot 38-A. Lot 39 is one of the approved Phase 3 lots. Construction of the road and utilities is currently underway in Phase 3. The owners of Lot 38 want to combine Lot 38 with the proposed Phase 3 Lot 39 to create one lot. This plat reconfigures two existing parcels resulting in no net increase of parcels.

No rights-of-way are being dedicated by this plat. Lot 38 (and the resulting Lot 38-A) is served by City of Homer water and sewer and has access from both Nelson Avenue and Sanjay Court. The Phase 3 plat will create the extension of the Sanjay Court right-of-way, a portion of which will adjoin Lot 38-A. A short stretch of utility easement is being dedicated to connect the utility easement to the future Phase 3 utility easement adjoining the Phase 3 portion of the Sanjay Court right-of-way. No subdivision or construction agreement is required for this plat.

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

Sincerely,

Stephen C. Smith P.L.S.

RECEIVED

FEB 26 2021

**CITY OF HOMER
PLANNING/ZONING**

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:

Barnett's South Slope Subdivision Quiet Creek Park Lot 38 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, March 17, 2021 at 6:30 p.m. The meeting will be held virtually.

Anyone wishing to view the complete proposal, attend or participate in the virtual meeting may do so by visiting the Planning Commission Regular Meeting page on the City's online calendar at <https://www.cityofhomer-ak.gov/calendar>. The proposal and meeting information will be posted by 5pm on the Friday before the meeting.

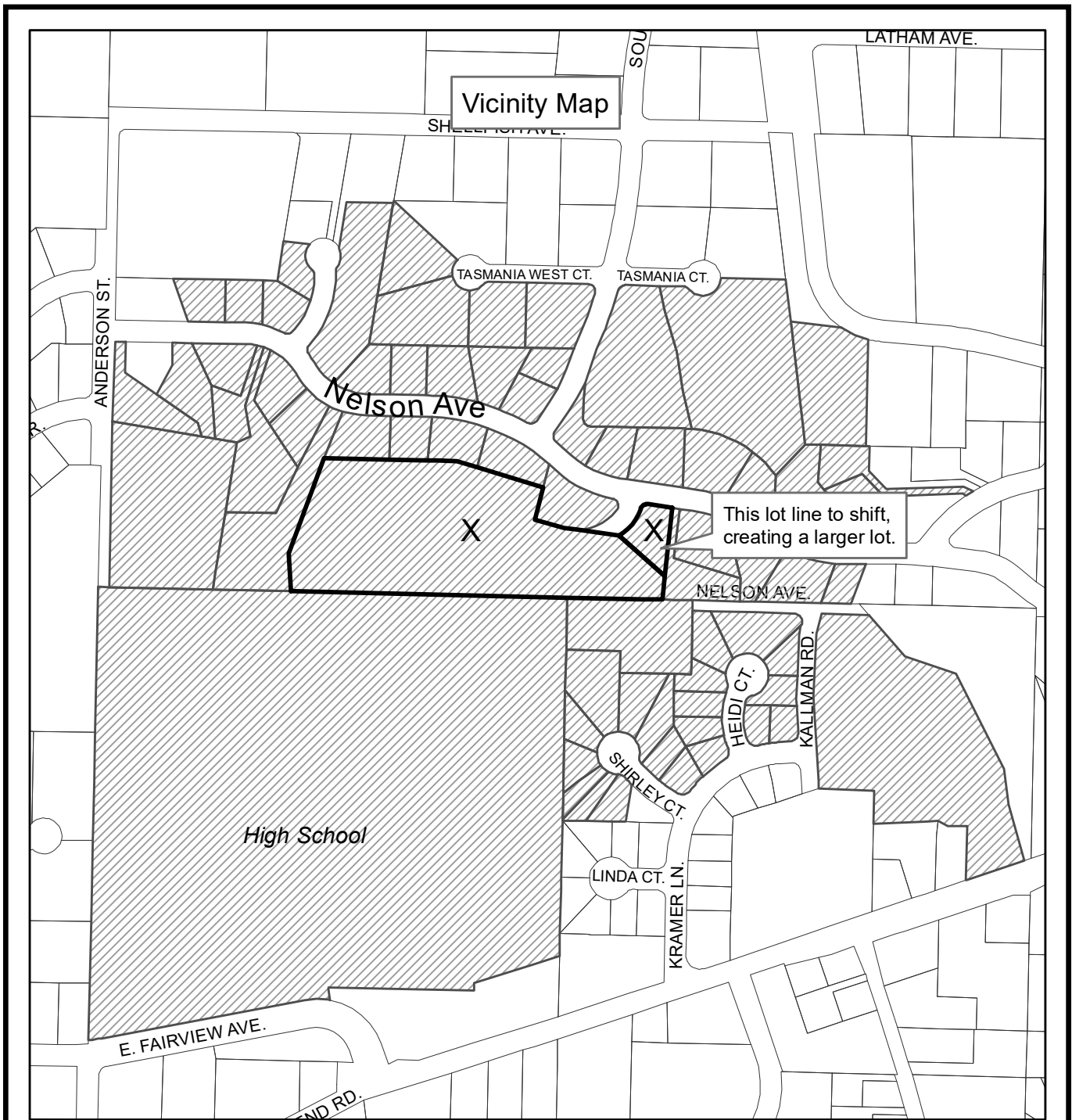
Visit the link above or call the City Clerk's Office to learn how to provide verbal testimony during the meeting via telephone or the Zoom online platform. Written comments can be emailed to planning@ci.homer.ak.us or mailed to Homer City Hall, 491 E. Pioneer Ave., Homer, AK, 99603. They may also be placed in the Homer City Hall drop box at any time. Comments must be received by 4pm on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

March 3, 2021

Barnett's South Slope Subdivision Quiet Creek Park Lot 38 Replat Preliminary Plat

Marked lots are within 500 feet and
property owners notified.

0 150 300 600 Feet



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

NOTES

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 51°18'51" W	106.05'
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L3	S 79°42'01" E	65.11'
L4	S 63°12'50" E	65.08'
L5	S 82°31'21" E	68.48'
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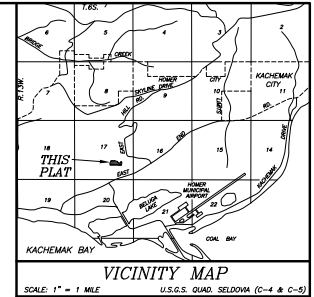
CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	72°45'58"	170.00'	22.20'	S 79°28'32" E	22.18'
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C3	81°08'51"	20.00'	28.31'	N 56°55'12" E	26.01'
C4	5°20'42"	230.00'	21.46'	N 81°35'45" E	21.45'

PLAT APPROVAL

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BY: _____ DATE _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

SCALE 1"=60'



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DELTA STORAGE AND TRANSFER TRUST, AS THE OWNER OF ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

PAUL NEAL III, TRUSTEE
DELTA STORAGE AND TRANSFER TRUST
AS THE OWNER OF ECHO TRADING COMPANY, LLC
PO BOX 3368
HOMER, ALASKA 99603

TRAVIS DRAKE
22668 SAMBAR LOOP
CHUGIAK, ALASKA 99567

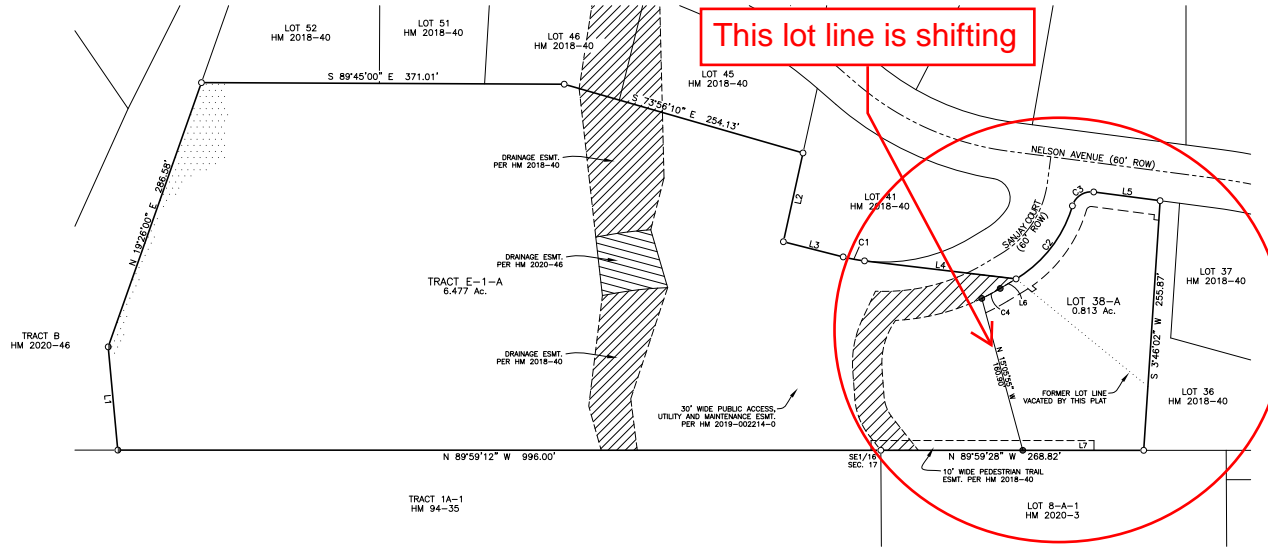
MEGAN DRAKE
22668 SAMBAR LOOP
CHUGIAK, ALASKA 99567

NOTARY'S ACKNOWLEDGMENT

FOR: PAUL NEAL III
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



This lot line is shifting

WASTEWATER DISPOSAL

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

SURVEYOR _____ LICENSE # _____ DATE _____

LEGEND

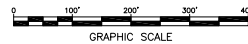
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- INDICATES AREAS WITH SLOPES GREATER THAN 20%

NOTARY'S ACKNOWLEDGMENT

FOR: TRAVIS AND MEGAN DRAKE
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2021.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



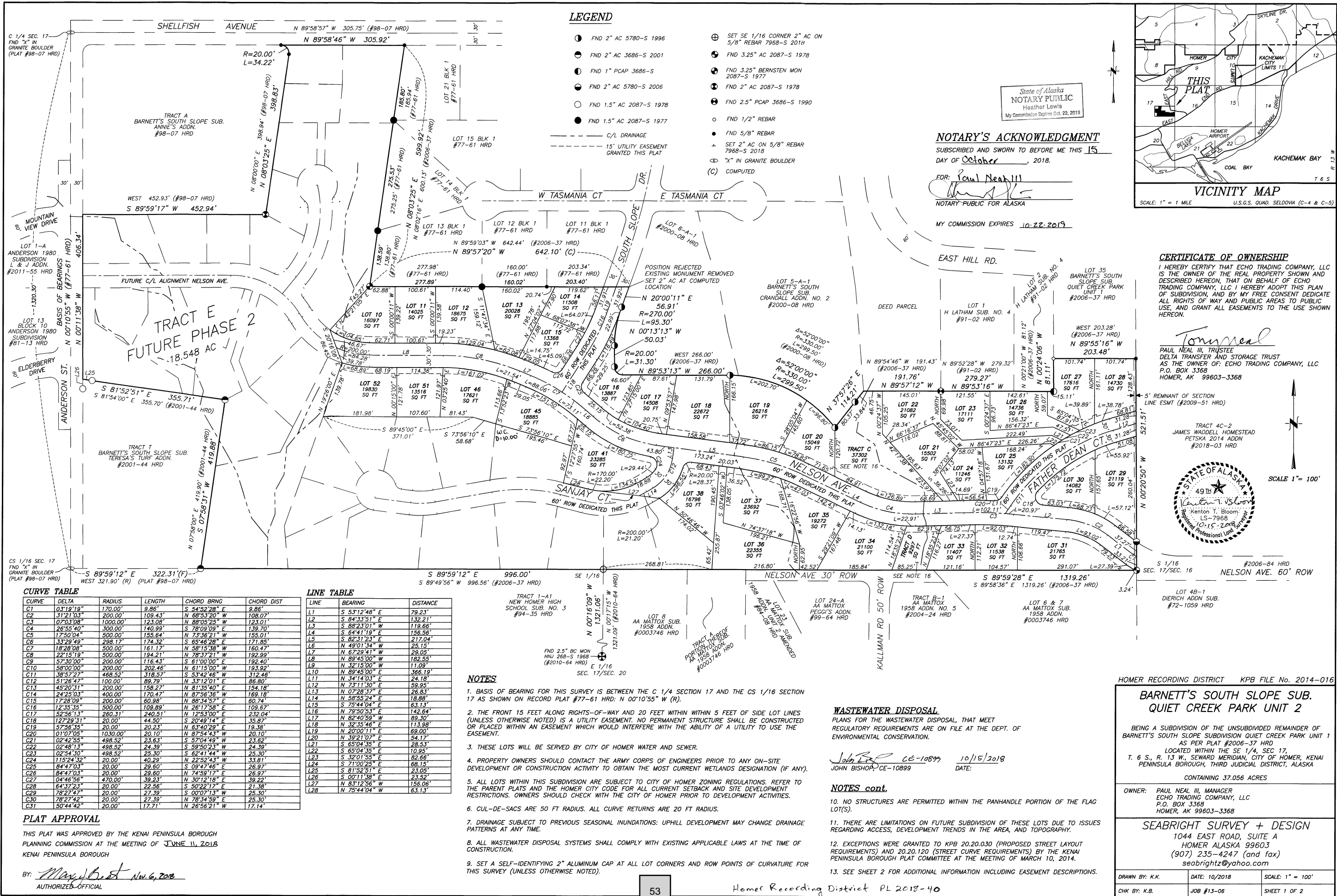
HOMER RECORDING DISTRICT KPB FILE No. 2021-???

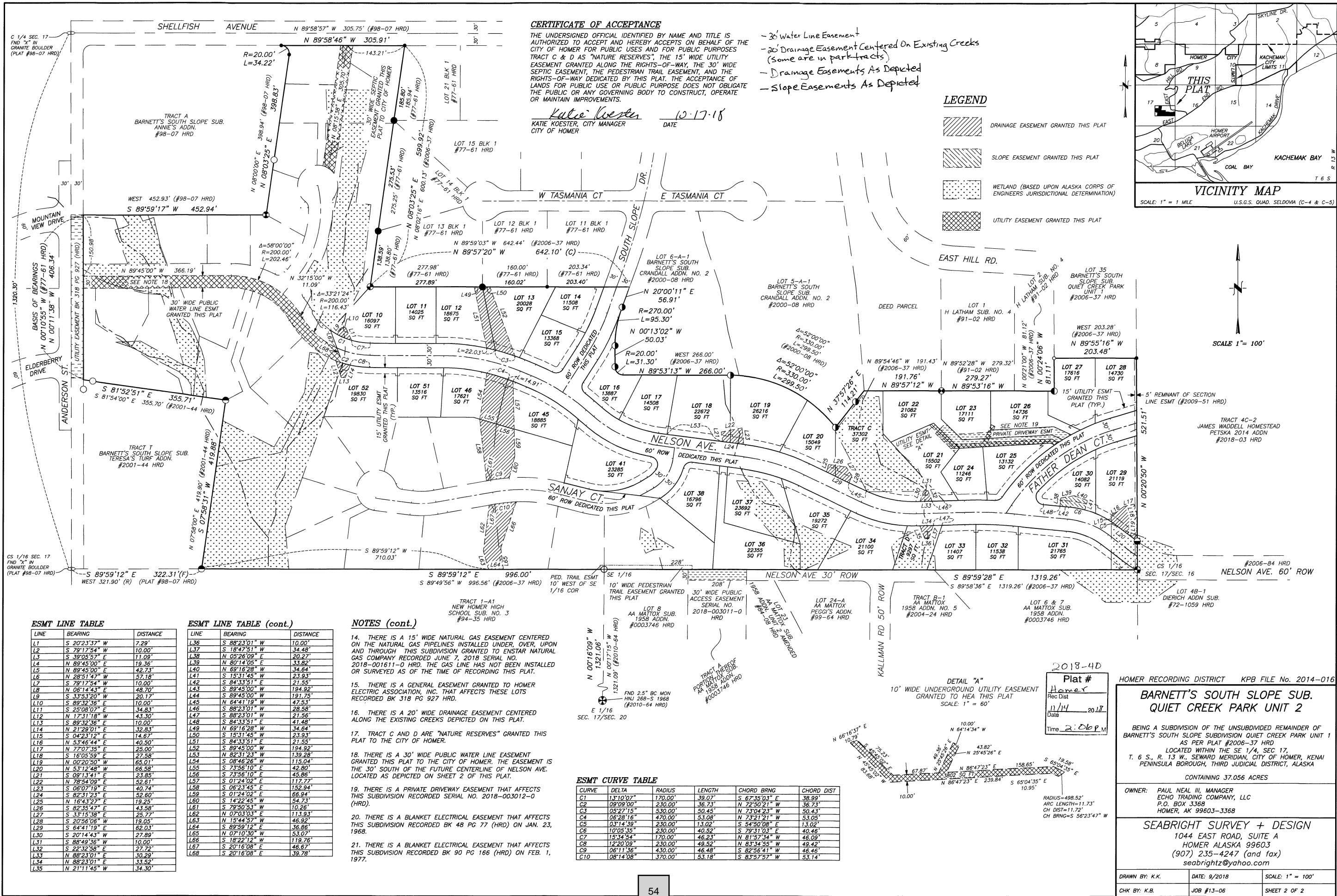
BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK LOT 38 REPLAT A REPLAT OF LOT 38 BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 2 (HM 2018-40) AND TRACT E-1 BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 3 (HM 2020-46)	
LOCATED WITHIN THE N1/2 SE1/4, SEC 17, T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA CONTAINING 7.290 ACRES	
OWNERS: TRACT E-1: ECHO TRADING COMPANY, LLC PO BOX 3368 HOMER, ALASKA 99603 LOT 38: TRAVIS AND MEGAN DRAKE 22668 SAMBAR LOOP CHUGIAK, AK 99567	
GEOVERA, LLC PO BOX 3235 HOMER ALASKA 99603 (907) 399-4345 EMAIL: scsmith@gci.net	
DRAWN BY: SCS	DATE: FEB. 2021
CHK BY: SCS	JOB #2020-26
SCALE: 1" = 60'	
SHEET 1 OF 1	

Google Maps



Approximate area of lot line change





NOTES

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4. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
5. NO STRUCTURES ARE PERMITTED WITHIN THE PANHANDLE PORTION OF THE FLAG LOTS. THERE ARE LIMITATIONS ON FUTURE SUBDIVISION OF THESE LOTS DUE TO ISSUES REGARDING ACCESS, DEVELOPMENT TRENDS IN THE AREA, AND TOPOGRAPHY FOR FLAG LOTS 7, 8, 57, 60 AND 64.
6. THERE IS A 15 FOOT WIDE NATURAL GAS EASEMENT CENTERED ON THE NATURAL GAS PIPELINES INSTALLED UNDER, OVER, UPON AND THROUGH THIS SUBDIVISION GRANTED TO ENSTAR NATURAL GAS COMPANY RECORDED JUNE 7, 2018 (HM 2018-001611-0). A PORTION OF THE GAS LINES HAVE NOT BEEN INSTALLED AS OF THE RECORDING OF THIS PLAT. **ALSO RECORDED UNDER HM 2020-003493-0.**
7. THESE LOTS ARE AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 318, PG 927 HRD, BK 48, PG. 77 HRD AND BK 90, PG 166 HRD).
8. TRACTS A AND B ARE PUBLIC AREA "NATURE RESERVES" GRANTED THIS PLAT TO THE CITY OF HOMER.
9. THERE ARE 20 FOOT WIDE DRAINAGE EASEMENTS CENTERED ALONG THE EXISTING CREEKS, GRANTED PER PLAT 2018-40, HOMER RECORDING DISTRICT. THE EXISTING DRAINAGE EASEMENTS ARE SUBJECT TO HOMER CITY CODE. APPROXIMATE LOCATIONS ARE SHOWN.
10. PROPERTY OWNERS SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLANDS DESIGNATION (IF ANY).
11. DRAINAGE SUBJECT TO PREVIOUS SEASONAL INUNDATIONS: UPHILL DEVELOPMENT MAY CHANGE DRAINAGE PATTERNS AT ANY TIME.
12. ALL WASTEWATER DISPOSAL SYSTEMS SHALL COMPLY WITH EXISTING APPLICABLE LAWS AT THE TIME OF CONSTRUCTION.
13. EXCEPTIONS WERE GRANTED TO KPB 20.20.030 (PROPOSED STREET LAYOUT REQUIREMENTS) AND 20.20.120 (STREET CURVE REQUIREMENTS) BY THE KENAI PENINSULA BOROUGH PLAT COMMITTEE AT THE MEETING OF MARCH 10, 2014.
14. THERE IS A 30 FOOT WIDE PUBLIC WATER LINE EASEMENT GRANTED BY PLAT 2018-40 HOMER RECORDING DISTRICT TO THE CITY OF HOMER. THE EASEMENT IS THE 30 FEET SOUTH OF THE CENTERLINE OF NELSON AVENUE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 42°21'05" W	145.27'
L2	S 20°16'08" E	86.45'
L3	S 19°26'00" W	139.78'
L4	S 12°27'55" W	92.97'
L5	S 75°44'04" W	63.13'
L6	S 83°12'56" E	156.06'
L7	S 50°46'46" E	174.02'
L8	S 3°46'02" W	65.42'
L9	N 34°42'07" W	76.82'
L10	N 17°20'57" E	150.00'
L11	N 17°20'57" E	122.13'
L12	N 17°20'57" E	150.00'
L13	N 71°26'58" W	87.15'
L14	N 11°22'35" W	88.76'
L15	N 62°33'10" E	37.64'
L16	N 16°06'16" W	39.66'
L17	N 0°15'00" W	24.63'
L18	N 27°01'07" W	92.49'
L19	N 0°11'38" W	86.48'
L20	N 32°15'00" W	11.09'
L21	N 32°15'00" W	11.09'
L22	N 39°21'07" E	54.17'
L23	N 39°21'07" E	9.22'
L24	N 39°21'07" E	9.22'
L25	N 32°15'00" W	11.09'
L26	N 85°23'57" W	73.98'
L27	S 16°18'24" E	61.66'
L28	S 79°50'53" W	14.10'
L29	N 6°29'13" W	60.12'
L30	N 79°50'53" E	10.26'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	98°02'11"	20.00'	34.22'	N 40°57'40" W	30.20'
C2	7°28'56"	170.00'	22.20'	S 79°28'32" E	22.18'
C3	9°20'58"	230.00'	37.53'	N 67°54'54" W	37.49'
C4	20°35'28"	230.00'	82.66'	N 52°56'41" W	82.21'
C5	10°23'57"	230.00'	41.75'	N 37°26'59" W	41.69'
C6	32°45'34"	170.00'	97.20'	N 48°37'48" W	95.88'
C7	6°45'48"	170.00'	20.07'	N 68°23'28" W	20.06'
C8	6°45'04"	170.00'	20.03'	N 75°08'54" W	20.02'
C9	11°43'34"	170.00'	34.79'	N 84°23'13" W	34.73'
C10	58°00'00"	200.00'	202.46'	N 61°15'00" W	193.92'
C11	39°36'07"	200.00'	138.24'	N 70°26'57" W	135.50'
C12	18°23'53"	200.00'	64.22'	N 41°28'57" W	63.95'
C13	33°21'24"	200.00'	116.44'	N 48°59'42" W	114.80'
C14	52°56'13"	260.31'	240.51'	N 12°53'00" E	232.04'
C15	11°47'07"	230.00'	47.31'	N 84°21'27" W	47.23'
C16	16°16'47"	230.00'	65.35'	N 70°19'30" W	65.13'
C17	78°27'47"	20.00'	27.39'	N 78°35'00" E	25.30'
C18	23°02'30"	230.31'	92.62'	N 27°49'52" E	92.00'
C19	17°52'37"	230.31'	71.86'	N 7°22'19" E	71.57'
C20	50°44'42"	20.00'	17.71'	N 26°56'20" W	17.14'
C21	92°52'51"	50.00'	81.05'	N 5°52'16" W	72.47'
C22	58°54'21"	50.00'	51.41'	N 70°01'20" E	49.17'
C23	23°41'44"	50.00'	20.68'	N 68°40'37" W	20.53'
C24	30°17'41"	50.00'	26.44'	N 41°40'55" W	26.13'
C25	62°31'34"	50.00'	54.56'	N 4°43'43" E	51.90'
C26	39°41'18"	20.00'	13.85'	N 16°08'51" E	13.58'
C27	43°02'55"	280.31'	218.12'	N 17°49'39" E	213.03'
C28	78°27'47"	20.00'	27.39'	N 0°07'13" E	25.30'
C29	6°51'40"	230.00'	27.54'	N 35°40'50" W	27.53'
C30	22°13'47"	170.00'	65.96'	N 43°21'54" W	65.54'
C31	8°14'08"	370.00'	53.18'	S 83°57'57" W	53.14'
C32	6°11'36"	430.00'	46.48'	N 82°56'40" E	46.46'

WASTEWATER DISPOSAL

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

Stephen C. Smith LS-7538 11/13/20
SURVEYOR LICENSE # DATE

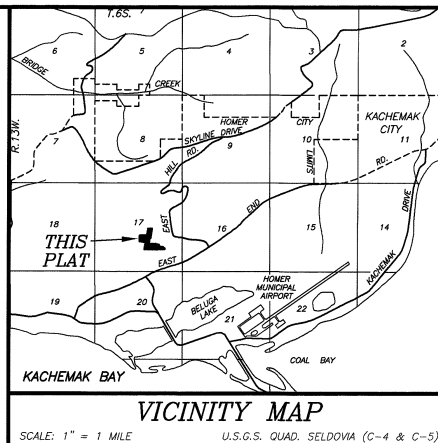
PLAT APPROVAL

THIS PLAT WAS HEARD BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETINGS OF FEBRUARY 10, 2014, MARCH 10, 2014, MAY 29, 2018 AND WAS APPROVED ON JUNE 11, 2018. A TIME EXTENSION WAS GRANTED AT THE PLANNING COMMISSION MEETING OF NOVEMBER 9, 2020

By: *SC Smith*
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

11/23/20
DATE

SCALE 1"=100'



CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT DELTA STORAGE AND TRANSFER TRUST, AS THE OWNER OF ECHO TRADING COMPANY, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF ECHO TRADING COMPANY, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

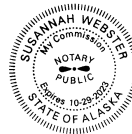
Tom Neal
PAUL NEAL III, TRUSTEE
DELTA STORAGE AND TRANSFER TRUST
AS THE OWNER OF ECHO TRADING COMPANY, LLC
PO BOX 3368
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR: PAUL NEAL III
ACKNOWLEDGED BEFORE ME THIS 10TH
DAY OF NOVEMBER, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: 10/29/2023



CERTIFICATE OF ACCEPTANCE

THE UNDERSIGNED OFFICIAL IDENTIFIED BY NAME AND TITLE IS AUTHORIZED TO ACCEPT AND HEREBY ACCEPTS ON BEHALF OF THE CITY OF HOMER FOR PUBLIC USES AND FOR PUBLIC PURPOSES THE REAL PROPERTY TO BE DEDICATED BY THIS PLAT INCLUDING EASEMENTS, RIGHTS-OF-WAY, ALLEYS, AND OTHER PUBLIC AREAS SHOWN ON THIS PLAT IDENTIFIED AS FOLLOWS:

THE NELSON AVENUE AND CAVELLE CIRCLE RIGHTS-OF-WAY.

THE UTILITY EASEMENTS WITHIN THE FRONT 15 FEET ALONG RIGHTS-OF-WAY AND THE FRONT 20 FEET WITHIN SIDE LOT LINES.

THE 10 FOOT UTILITY EASEMENTS WITHIN LOTS 60 AND 63.

TRACT A AND TRACT B AS PUBLIC AREA "NATURE RESERVES".

THE DRAINAGE EASEMENT WITHIN THE PROPOSED SANJAY COURT RIGHT-OF-WAY.

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

By: *Rob Dumouhel*
ROB DUMOUEL, CITY MANAGER
CITY OF HOMER, ALASKA

DATE: 11/16/2020

2020-46
Plat #
Homer
Rec Dist
111301
Date 2020
Time 9:25 AM



HOMER RECORDING DISTRICT KPB FILE No. 2014-016P1

BARNETT'S SOUTH SLOPE SUBDIVISION QUIET CREEK PARK UNIT 3

A REPLAT OF TRACT E
BARNETT'S SOUTH SLOPE SUBDIVISION
QUIET CREEK PARK UNIT 2 (HM 2018-40)

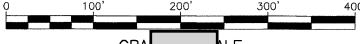
LOCATED WITHIN THE N1/2 SE1/4, SEC 17,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 18.548 ACRES

ECHO TRADING COMPANY, LLC
OWNER
PO BOX 3368 HOMER, ALASKA 99603

GEOVERA, LLC

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

DRAWN BY: SCS DATE: NOV. 2020 SCALE: 1" = 100'
CHK BY: SCS JOB #2020-26 SHEET 1 OF 1





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Staff Report PL 20-19

TO: Homer Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Deputy City Planner
DATE: March 17, 2021
SUBJECT: Community Design Manual

Introduction

Staff has continued to revise the introduction of the Community Design Manual (CDM). I think this is about as far as I can go, without finishing the other parts of the manual (only the Architecture section is left). The goals of the CDM could be more clear, as well as a better understanding of how flexible the standards are.

Staff Recommendation: Discuss any language that is not clear and make any changes. Staff will provide revisions to the Architecture section at the next meeting.

Attachments

3/17/21 CDM Introduction

Introduction

The scenic beauty of Kachemak Bay is an Alaskan natural treasure. As an area dependent on the visitor industry, the appearance and aesthetic quality of Homer takes on an economic importance. These design standards are intended to create and maintain a community that is visually attractive to both residents and visitors. This Design Manual has been adopted in order to maintain and improve the overall quality of the built environment and the way it fits into this splendid natural setting.

~~Correctly applied, the Design Review process can be an effective way to increase the flexibility in the application of zoning regulations.~~ The Design Review process allows for early discussion of a proposed project's design and how modifications can result in more attractive design. As a result of this increased dialogue and flexibility, new development and redevelopment will have an opportunity to enhance Homer's character more effectively than would be possible if zoning regulations alone were strictly applied.

Applicability

The extent of design review varies according to the location and type of development. Sections applicable to the Town Center, Gateway Business District and the Scenic Corridor Overlay zoning districts are prescribed within the zoning code for those districts. Applicability of each chapter of the CDM when not required within a specific zoning district, is stated at the beginning of each chapter

This Design Review Manual represents a statement of policies which shall be observed for building and site design in the City of Homer. The Commission is authorized to waive specific Design Manual requirements if it finds that (a) an alternative design represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying specific requirements, or (b) the alternative design meets the intent of the general requirement, or (c) reasonably meets the intent of the CDM—when CMD when considering the constraints of the building site, building use, or excessive material costs.

Design Review Options

The City of Homer encourages a creative approach to design by providing a flexible review standard. Design Review may occur at any point in the permitting process, i.e. before, during, or after a Conditional Use public hearing. It shall require a separate public notice if not performed at the same time as a Conditional Use public hearing.

JULIE notes: When we have gone through all the chapters, we will revisit these goals, and also how they tie in with our current comprehensive plan.

Homer's Design Review Goals are:

1. To encourage better design and site planning so that new development will compliment Homer's existing character as well as allow for diversity and creativity. Quality design is more important than strict conformance with the CDM.
2. To encourage buildings undergoing significant remodeling to meet appropriate and reasonable goals of the CMD, commiserate with the scale of the remodel.
3. Facilitate early and ongoing communication among property owners, neighborhoods and the City.
4. Provide an objective basis for decisions which address the visual impact of the City's future growth.
5. Ensure that the intent of development standards established by the Homer Comprehensive Plan are met.
6. Increase public awareness of design issues and options.
7. Support green infrastructure services such as water retention and filtration, particularly on sites with larger areas of impervious surfaces.

[Graphic or other use of space here](#)

Design Review Application Requirements

Application for design review shall be submitted in such detail as to allow the review of the specific project on the merits of this document and other applicable City codes. It is not the desire of the City of Homer to burden the applicant with unnecessary and costly application requirements to gain approval of their project. To assure that design review is performed in an expeditious and cost effective manner, projects may be reviewed in one complete application or may be reviewed by category. To be considered complete, the following information must be submitted for each category of requested design review.

1. Architectural Design Review

- a. Elevation Drawings per HCC 21.73.020 (c). Complete elevation drawings of all buildings showing dimensions, trim details, and proposed materials including roofing, siding, and windows.
- b. Sign Plan. A master sign plan showing the location of all signage consistent with HCC 21.60.
Architectural Lighting Details. Details on all lighting proposals which affect architectural detailing (e.g., indirect lighting), or which are for architectural enhancement.
- c. Color Palette. A color palette of the building's exterior including roof, siding and trim.

2. Site Plan Review

- a. Site plans and information in conformance with HCC 21.73.020, and when required by code, 21.73.030.
- b. Screening details. Details on how all mechanical and utility equipment will be screened.
- c. Fencing Details. Color, type and appearance of all fencing and screening materials.

3. Outdoor Lighting & Accessories Review

- a. Light Fixture Details. The approximate type, appearance, location, height, and area of illumination for all outdoor light fixtures.
(Architectural lighting here?)



City of Homer

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Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: March 4, 2021
SUBJECT: City Manager's Report for March 8, 2021 Council Meeting

FY22/23 Budget

The Clerk's office has reached out to Council members regarding possible work session dates. They were not set at the time of this report, but may be set before we meet on the 8th.

Climate Action Plan – Draft Report

In 2020, the City Council set an updated Climate Action Plan as a Council-Initiated priority. While COVID slowed that project down a bit, staff was able to review years of climate data during 2020 in order to produce a progress report document. Aaron Yeaton from the Public Works Engineering Division was the primary staff champion for this project and did an excellent job analyzing data and preparing the report. The progress report is included as an attachment. The next phase of the Climate Action Planning process will be to work on an update to the original Climate Action Plan from 2007. We will be working on this in the coming months and anticipate opportunities for public engagement at some point later this year.

Kachemak Moose Habitat

On February 8th, Council adopted ordinance 21-05 which authorized an expenditure of up to \$79,000 for the payment of water and sewer assessments for Lot 4, Hodnik Subdivision KPB Parcel No. 17936032 when the property ownership transferred to Kachemak Moose Habitat, Inc. and a deed restriction had been recorded regarding conservation and public access on the property. The deed restriction was recorded on February 24th and the assessments have been paid (\$71,769). Thank you to Deputy City Planner Julie Engebretsen and Controller Jenna deLumeau for bringing this project to a successful conclusion!

Fire Update

Fire Chief Kirko and I went to Kachemak City to talk about fire issues in general, but specifically spent some time discussing land clearing fires with two of their elected officials and the City Clerk. We are looking at ways we can collaborate as neighbors to educate contractors and reduce the amount of smoke created by land clearing fires in both of our cities. This will be an ongoing process.

Alder Lane Water Special Assessment District

Update provided by Public Works Director Keiser:

The plans for the Alder Lane Water Line Extension are complete. The updated cost estimate shows the project is within budget. Because we will be using low-interest financing from the AK Dept. of Environmental Conservation (ADEC), we need to have an ADEC-compliant bid package and approval from the ADEC before we go to bid. We will be

Derelict Vessel North Pacific

Update provided by Harbormaster Hawkins:

On February 23rd, on duty Harbor staff moved the North Pacific to the Fish Dock using the harbor tug and skiff. The local dive and salvage operation, C&C Diving, worked with harbor staff for the next two days to remove and demolish the dredging equipment, crane, and anchor winch from the vessel while Port Maintenance worked to remove the ballast water and secured all hatches. We estimate that we took off between 90,000 - 100,000 pounds of weight from the vessel and raised her waterline by almost 2 feet at the stern. On February 26th Harbor staff moved the North Pacific back to B transit moorage.



Next Steps for the North Pacific:

- Vision Subsea will perform a remote underwater survey of the hull using their observation class ROV (ARIS Delivery Vehicle), looking for anything that may puncture a haul out airbag as precautionary preparation for the upcoming haul out.
- Harbor staff will move the vessel to the beach haul out site on March 20th and hand her over to Fortune Sea Marine Services for haul out and removal to the lot between Outer Dock and Freight Dock Roads. Alaska Scrap will break her down into scrap steel and dispose of all waste product from the process in July 2021.

4th Quarter Sales Tax

The numbers from the Borough are in, and they're up a little bit! Year over year we saw a 4% increase in the amount of sales tax reported by KPB in the 4th Quarter. This number does not include remote sales tax collected by the Alaska Remote Sellers Sales Tax Commission. See attached for more information.

Homer Seed Library

The Homer Seed Library (HSL) is a new community initiative, run entirely by volunteers. Homer Public Library is proud to host the HSL's collection of seeds, which are displayed in the file drawers near the main entrance of the building. Members of the public who are interested in starting their own gardens, or trying out new plants in an existing garden, are invited to browse through the seeds on offer or add some seeds of their own. The HSL is purely a community effort and no library card is needed to check out seeds.



Employee Updates

On March 5, the Public Works Department waved good-bye to Brandon Moyer, Mechanic II, who relocated to Montana after five years of City service. We wish Brandon and his family well as they begin their new journey. A few days later, we welcomed Michael Parish as the new Mechanic II. Michael, who has a BS in Biology, fell in love with mechanical things while doing fisheries-related field work for the AK Dept. of Fish & Game. Along his over-20 year career, Michael became a master mechanic, working with heavy diesel equipment and picking up certifications from the California Fire Mechanics Academy to work on firefighting equipment. In

particular, Michael spent seven years working with the City’s PW Department as a mechanic in the Motor Pool. So, he knows the job and does it well.

Jessica Roper’s last day with HPD was March 1st. Jessica has been a Public Safety Dispatcher at HPD for almost three years, after having worked as a Temporary ESS at HVFD and in a volunteer capacity. She’s Moving up the road and will dispatching for the Kenai Police Department. HPD celebrated her departure with cake and Facebook posts. Good luck in Kenai Jessica!



COVID-Related Updates

COVID Risk Status

On February 1st I moved the City from the “Red” to “Orange” level on our COVID risk framework. We remain in orange. The return of activities to the HERC and the Library by appointment continues to go well and I’m told our local pickleball enthusiasts are particularly excited about being back in the HERC.



Enclosures:

1. March Employee Anniversaries
2. Climate Action Progress Report
3. 4th Quarter Sales Tax Information
4. Thank you letters from Kachemak Heritage Land Trust, Homer Hockey Association, and Center for Alaskan Coastal Studies
5. Memo from Public Works Director Keiser re: Update to Skyline Water Tank Aeration Project



City of Homer

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Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL
FROM: Andrea Browning
DATE: March 8, 2021
SUBJECT: March Employee Anniversaries

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

Matt Clarke	Port	20	Years
Elton Anderson	Port	15	Years
Renee Krause	Clerks	14	Years
Angie Kalugin	Finance	6	Years
Elizabeth Walton	Finance	4	Years
Kurt Read	Port	4	Years
Matt Smith	Library	3	Years
Matt Steffy	Public Works	3	Years
Mike Pettit	Public Works	2	Years
Lillian Hottmann	Fire	1	Year
Jan Keiser	Public Works	1	Year

CITY OF HOMER CLIMATE ACTION PLAN: PROGRESS REPORT

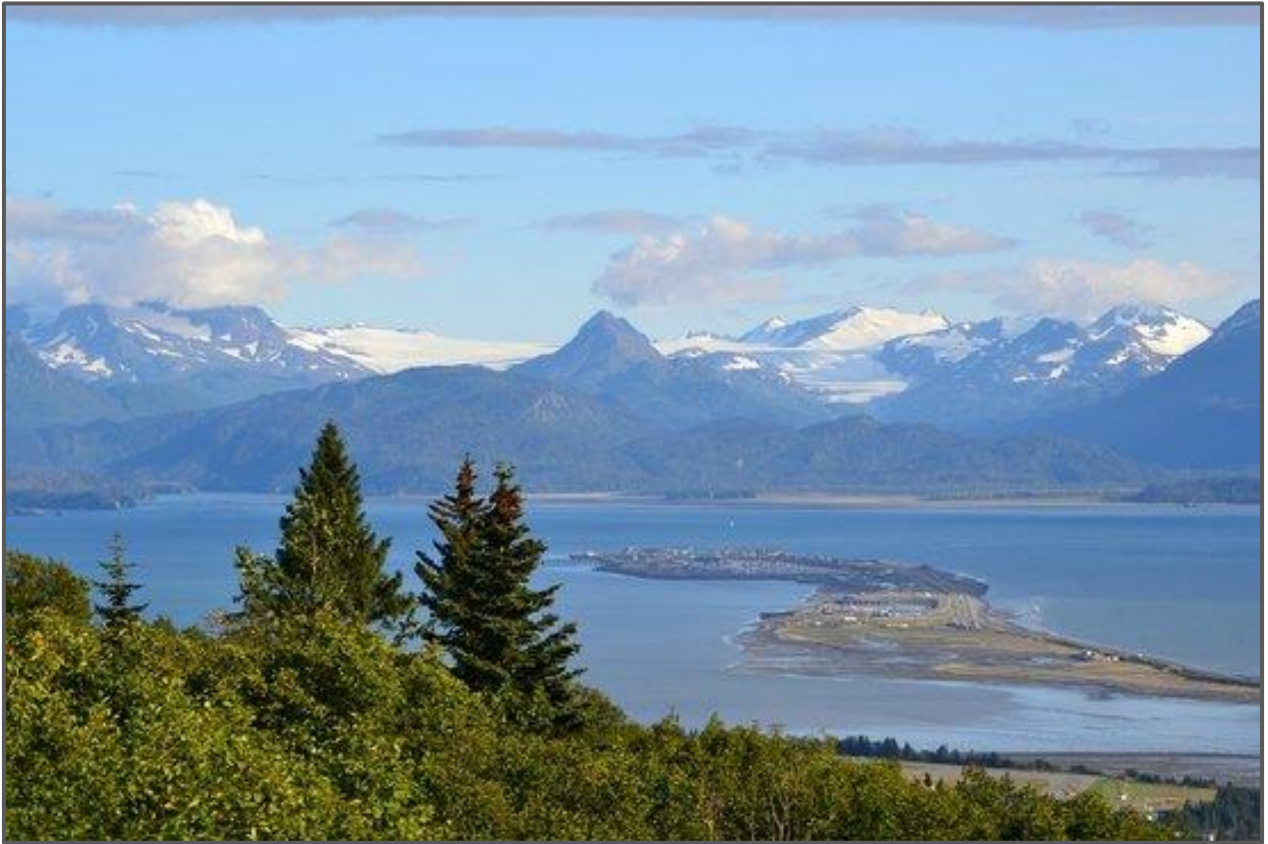


Photo Credit: Homer Chamber of Commerce

Prepared by the City of Homer
February 2021

Contents

Executive Summary.....	4
Background & Purpose	5
Description of Homer.....	7
Methodology.....	9
Raw Data Sources	9
Relational Tables.....	9
Emission Factor Sets	10
Clear Path Software	10
Inventory Specifics – 2010	11
Category – Buildings and Facilities.....	11
Category – Streetlights and Traffic Signals	13
Category – Vehicle Fleet	13
Category – Water & Wastewater Treatment Facilities.....	13
Inventory Specifics – 2019	14
Category – Buildings and Facilities.....	14
Category – Streetlights & Traffic Signals.....	16
Category – Vehicle Fleet.	16
Category – Water & Wastewater Treatment Facilities.....	16
Results.....	17
Discussion.....	23
Recommendations	27
Public Engagement	27
Energy Use	27
Inventory & Reporting	28
Figure 1. City of Homer Location	7
Figure 2. ICLEI Clear Path calculator for grid electricity.....	12
Table 1 Monthly KWH by City sector	10
Table 3 Emission factor Calculation sheet for grid electricity 2019	15
Table 2 HEA monthly KWh GHG calculation sheet for 2019	15
Table 4 Total CO2e output comparison by City sector	17
Table 5 CO2e output comparisons for electricity use	19
Table 6 Stationary fuel CO2e output comparison. Asterisk denote facilities that use both heating oil and natural gas.....	20
Table 7 History of CAP implementation	21

Table 8 Temperature fluctuations and City square footage increases from 2006 to 2019.....	24
Table 9 MMBtu comparison by City sector	25
Chart 1 Total City CO2e output comparison.....	17
Chart 2 Comparison of CO2e output % by City sector.....	18
Chart 3 CO2e output comparisons for electricity use	19
Chart 4 Stationary fuel CO2e output by City Category.....	20
Chart 5 Temperature, sq. footage and CO2e output comparison from 2005 to 2019.....	24

Executive Summary

In 2009 The City of Homer adopted a Climate Action Plan (CAP) to battle the deleterious effects of climate change. The plan established a blueprint to analyze and improve the ways in which the local government utilizes energy in its operations. The greenhouse gas (GHG) reduction strategy outlined in the plan has been implemented in steps from the time of plan adoption through to the present. This report - organized in scientific format - provides a summary of methods, results and recommendations related to Homer's CAP based on a comparison of data from 2010 and 2019.

Homer is a small Alaskan community situated on Kenai Peninsula's Kachemak Bay. With a relatively remote location and small population of 5,709¹, this unlikely yet ambitious community became the first Alaskan municipality to develop a CAP. Since then, City Government (and therefore City priorities) have changed, but implementation of the plan has persisted.

To determine progress relative to the plan's goal, the City maintained a comprehensive energy use inventory for 15 years. 2010 was chosen as the baseline year because it provides the most robust and earliest set of data. The inventory covers all energy consuming sectors of City operations. Acquiring, organizing, and quantifying these data comprises the bulk of work to produce greenhouse gas emission quantities. A comparison of values with the baseline year reveals whether positive gains were achieved since implementation of the CAP.

Results show that reductions in total City GHG emissions were achieved between years 2010 and 2019. With the exception of the vehicle fleet, all sectors experienced reductions in GHG output. More reductions were made in the electricity energy source than the City's stationary fuels sources (i.e. heating oil, propane and natural gas).

For context, results were examined in relation to increases in building square footage, warming winter temperatures, and differences in electricity emission factor sets. GHG reductions in stationary fuel use at first seemed very promising considering the increase in square footage and, correspondingly, heating demands. Yet, comparing these data to recent spikes in winter temperatures indicate that demand for heating decreased during the same period of square footage increases. This revelation has a moderating effect on the positive difference in stationary fuel GHG comparisons.

For electricity, a moderating variable on reduction achievements is the fact that the electricity source in 2010 was more energy intensive than in 2019. In effect, a more energy intensive electricity source makes that emission factor set more CO₂ rich and, thusly, the GHG output higher. In conclusion, GHG reductions were made since CAP implementation, but external variables suggest positive gains may be more limited than inventory results indicate.

This report concludes with recommendations for future CAP efforts. These include community outreach and messaging to restart the climate action discussion, investigating new and improving energy saving measures, and improving energy use tracking and reporting. CAP advancement will likely be based on the level of community response and its willingness to commit to climate action.

¹ US Census Bureau: 2019 American Community Survey 5-year Estimates

Background & Purpose

In 2006, then Mayor Jim Hornaday attended a national climate change conference in Girdwood, Alaska. Inspired by the event, he tasked the City of Homer to take a proactive position regarding the current and foreseeable impacts of human induced climate change. As there were a number of concerned community members willing to champion this cause, the Homer City Council passed Resolution 06-141(A) establishing a Global Warming Task Force in January 2007. The purpose of the Task Force was to solicit ideas and information from the public and other sources and prepare recommendations to forward to the Mayor and Council for a CAP. In March the City became a member of the International Council on Local Environmental Initiatives (ICLEI) - an organization that assists local governments in establishing a framework for measuring energy use and emissions, producing climate/societal related forecasts, and planning mitigation strategies. In December of that year City Council approved the City of Homer CAP, effectively completing the Task Force's mission. After the CAP was adopted, City Council authorized funds for a Climate Action Plan Implementation Report, which was completed by Deerstone Consulting between July 2008 and December 2009.

Local governments have been developing and implementing CAPs independent of larger state and federal governments for many years now. For example, ICLEI has provided assistance to international cities concerned with climate change since 1990. Due to the failure of larger government organizations to take meaningful action, CAPs are being produced by local government or community organizations who realize the importance of sustained climate action to protect their communities from the most severe environmental, social and economic effects of global warming.

The City of Homer's CAP provides mitigation strategies to improve and develop energy management practices which would decrease emissions of greenhouse gases (GHG) in all sectors of City operations. The CAP also provides ideas for public outreach and engagement, recommendations to ensure GHG reduction goals are met, and expectations that momentum to carry out CAP implementation goals is sustained. Additionally, the CAP establishes a sustainability fund, whereby loans used for CAP implementation are repaid based on savings accrued by energy conservation measures.

Specifically, the CAP sought to accomplish 12 tasks:

- Maintain a comprehensive compilation of energy use data in all city sectors
- Outsource energy audits for all facilities
- Investigate alternative energy sources
- Reduce vehicle fleet emissions
- Incentivize GHG reduction efforts among employees
- Incorporate GHG reduction strategies in City Planning/Land Use
- Produce an Employee Sustainability Handbook for GHG reduction in everyday operations
- Act as liaison in all scales of government and organizations to champion GHG reduction efforts
- Sponsor community events/campaigns associated with global warming awareness/mitigation
- Draft any and all forms of communication for public relation purposes relating to CAP implementation
- Maintain up to date climate change information on City website
- Prepare/submit grant applications for CAP funding, and provide oversight of grant-funded projects

CAP implementation has been in effect since 2009, with the most recent improvements being conversion to LED lighting for most major municipal facilities. While many of these tasks have been partially or fully accomplished, some haven't been realized, or require improvement. Limited staff and time devoted to CAP implementation contributes to these shortcomings. Be that as it may, recommendations not implemented were at least evaluated regarding their efficacy and practicality.

The City's zeal for dealing with climate change has fluctuated over the years. The Global Warming Task Force disbanded after the CAP was approved in 2007, and membership to ICLEI was allowed to lapse after Deerstone Consulting completed its report in 2010. While attention to climate change has waned in the intervening years, the momentum for completing the more conservative mitigation goals has been sustained. The quiet persistence of this effort may be best exemplified by the fact that City-wide energy consumption data has been maintained on a monthly basis from 2006 to the present. This comprehensive record of energy use is the critical foundation for making climate mitigation policy decisions.

Over the past two years inquiries by City Council members about the efficacy of CAP implementation has revitalized interest in The City's role in climate change action. Specifically, in 2019, Council sought a narrative report on quantifiable GHG reduction achievements, failures, and insights. The report was accompanied by an inventory quantifying energy use and associated GHG emissions from the original baseline year of 2006 through the end of 2018. Results from this analysis, however, fell short of accurately telling Homer's climate action story. Questions arose regarding the relationship between GHG outputs, and it didn't account for City facility growth and recent temperature trends. These shortcomings led to production of a second inventory in early 2020.

This inventory evaluated the same range of years with the addition of year 2019. The graphs and charts were consolidated into broader categories to more easily convey information. Increases in building square footage and warmer winter temperatures were included to add more context to the results. Unfortunately, (or fortunately) a city staff member noticed a discrepancy between GHG outputs from Deerstone Consulting's report and this latest effort. As the 2020 analysis is mostly based on an iterative process of the 2010 analysis, GHG outputs for years prior to 2010 were expected to be the same in both reports. This was not the case. The fact that different results were occurring for the same categories in the same year indicated discrepancies in methodology.

The GHG evaluation methods within the 2019 and 2020 reports were roughly modeled after the practices used by Deerstone Consulting in 2010. Unfortunately, the ICLEI protocol used to produce the 2010 report was abandoned in favor of an apparently less reliable method, which upon investigation, used emission factor sets from an unknown source to calculate emission totals within an excel spreadsheet. The most error prone aspect of this approach is that the annual fluctuation associated with electricity emission factors was not accounted for. Instead, a static emission factor value was used for every electricity inventory year. Given these problems, the 2019 and 2020 reports are only useful for displaying approximate trends and total energy usage. Following these disappointing attempts, City Council decided a more rigorous and defensible methodology was needed to properly ascertain whether the City of Homer had achieved appreciable reductions in GHG emissions since the implementation of the CAP. This report is an accounting of that process.

Description of Homer

The City of Homer is located on the northern shore of Kachemak Bay - a 40-mile long arm of Cook Inlet that extends east into the southwestern tip of the Kenai Peninsula (**Figure 1**). This area's amenities include valuable fisheries, natural beauty, and marine-centric recreational opportunities. Being situated between two large bodies of water, Homer has a mild (relative to Alaska) maritime climate. The average low temperature is 32 degrees Fahrenheit, the average high is 45 degrees Fahrenheit. The Homer side of the Kenai Peninsula is just outside the temperate rainforest climate regime present in the coastal regions to the east and southeast. Therefore, annual average rainfall is a relatively moderate 24.34 inches, while the average snowfall is 48 inches.

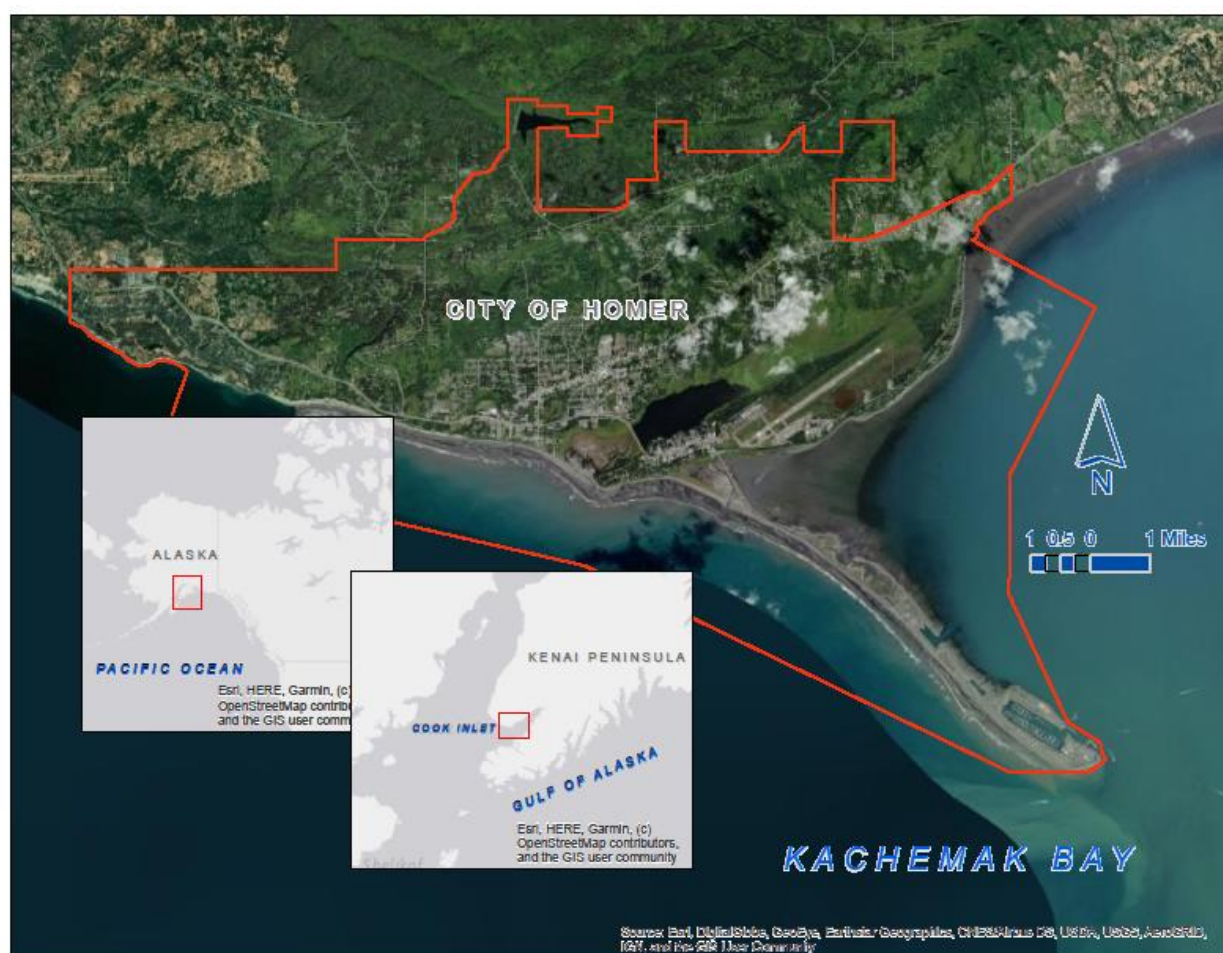


Figure 1. City of Homer Location

Excluding the portion extending into the Kachemak Bay, City limits encompass an area of approximately 15 square miles. As of 2019, Homer's population numbered 5,709. However, the larger Homer service area (the communities and residents relying on Homer as the commercial core) stretches from the confluence of the Kachemak Bay and Cook Inlet West to the head of the Bay. These periphery residents live in communities such as Kachemak City, Fritz Creek, Anchor Point, and others. The number of people relying on Homer's amenities is approximately 12,500.

Homer's municipal government currently employs over 100 full time employees across six departments:

- Administration
- Finance
- Police
- Fire
- Public Works
- Port & Harbor

The City maintains approximately 214,076 square feet of facility space, of which Public Works and Port & Harbor make up the most energy intensive portion. Electricity, provided by Homer Electric Association (HEA), and natural gas, provided by ENSTAR, comprise the two primary sources of energy consumption. The City maintains a fleet of 89 light vehicles, most of which are gasoline-powered, and 16 pieces of heavy equipment as well as a fleet of fire trucks, ambulances, and other special purpose rolling stock. Public Works and Port & Harbor regularly utilize diesel-powered heavy equipment to perform road maintenance, water and sewer repair, and snow removal.

Methods

Methodology

GHG inventories were created to evaluate the City of Homer's emission outputs for years 2010 and 2019. The years 2010 and 2019 were chosen for emission output comparison, because the year 2010 was the earliest year that reliable emission factors for electricity can be obtained, and the year 2019 is the latest year with a full record of City energy use. The 2010 and 2019 inventories examined all credibly sourced City GHG producing activities. The methodology for producing these GHG inventories involved four major steps:

- Acquiring data from energy providers
- Creating and organizing relational tables of energy data in excel
- Acquiring/producing emission factor sets
- Processing relational table results in ICLEI Clear Path Software

Raw Data Sources

HEA has provided electricity consumption data since the beginning of CAP implementation. HEA delivers data in an Excel relational table format on a monthly basis. Information on the tables includes dates, energy consumption, facilities, and energy costs. A few table adjustments are required to achieve consistency with previous data.

Stationary fuel use for the City is sourced through invoices from fuel and natural gas providers: Petro Marine and Enstar, respectively. These invoices contain information about how much fuel of what type is delivered to which facility. As fewer facilities use stationary fuel rather than electricity, these tables are not maintained on a monthly basis, but as time allows.

Relational Tables

The City's energy use is recorded using Excel relational tables. These tables have been maintained for over a decade and reflect the City's changing energy use patterns. The energy use tables are extensive and can be sorted by a variety of organization schemes, but for the purpose of monitoring GHG emissions, and to reduce table information into manageable format, two organizing iterations are required. The first iteration sorts information by three criteria:

1. Type of energy consumed
2. Two energy consuming sectors: Facilities and vehicle fleet
3. Energy use by each facility and vehicle fleet

This organization allows calculations of total energy use for each facility by energy type. Electricity, natural gas, and heating oil consumption are all summarized separately by month, then aggregated to produce an annual total for each facility. Because measures of energy units vary by energy source - i.e., electricity is KWh, natural gas is ccf, fuel is gallons - it is important that the type of energy consumed be the first level in organization. All City buildings rely on both electricity and stationary fuels in daily operations.

The second iteration groups facilities into the following City sectors:

- Airport
- Buildings & Facilities²
- Port Facilities
- Streetlights and Traffic Signals
- Wastewater Facilities
- Water Delivery Facilities

This broad grouping follows the organizational precedent established in the 2010 GHG report and provides an orderly way to evaluate total annual energy use by major energy consuming sectors. Additionally, this organization aligns with ICLEI's Clear Path inventory management system providing a comprehensive and clear overview of energy use and GHG emission status among these sectors. Energy totals from these tables are used in the Clear Path calculators to determine GHG emissions.

Table 1 Monthly KWH by City sector

Sector	KWH												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	ANNUAL
Airport	14840	13880	11920	11000	13040	11000	10760	10560	11000	11480	11800	10680	141960
Buildings & Facilities	83856	74944	64557	59073	55954	49009	43554	43400	45402	49215	52760	62487	684844
Port Facilities	219687	200407	213151	200364	191680	207760	186103	258680	235357	195368	230883	210003	2549054
Streetlights & Traffic Facilities	16576	12788	11194	9548	6980	5222	4926	5638	8943	10786	15961	15099	125311
Wastewater Facilities	105372	99083	94543	99643	94324	97958	100863	102087	119584	103920	105445	105372	1229172
Water Delivery Facilities	58710	61246	56369	55821	53993	57501	56142	53799	54111	52474	50546	54211	671214

Emission Factor Sets

Emission factors are ratios necessary to calculate the amount of GHG produced by unit of energy used; expressed as lbs. of CO₂/KWh, for example. To account for all emissions, factors are needed for CO₂, CH₄, and N₂O. Alaska's electric utilities monitor GHG outputs and are therefore able to provide emission factors associated with electricity consumption. For Homer, these factors vary from year to year because the community's electricity source is a fluctuating combination of hydro-power and natural gas. These varying values are averaged to produce a singular emission factor for a given year. Conversely, emission factors associated with stationary fuel consumption are static and are already built into the Clear Path calculators. Vehicle fleet emission factors are a product of fuel type, vehicle type, manufacture year, and model fuel economy.

Clear Path Software

Clear Path software provides a means for organizing complex energy and emissions inventories and for calculating GHG outputs from a wide variety of energy sources. Inventories for 2010 and 2019 were

² This category refers to all energy consuming structures not operating under Water/Wastewater, Port & Harbor, or Airport

created with this software. The inventories default to general categories, four of which helped model the organizational scheme of the Excel relational tables:

- Buildings & Facilities
- Street Lights & Traffic Signals
- Vehicle Fleet
- Water & Wastewater Treatment

Within these categories are emission calculators for grid electricity, stationary fuel combustion, vehicle emissions, and ancillary emissions related to wastewater treatment. Each calculator is provided with the appropriate emission factor and amount of energy consumed. Clear Path creates detailed reports for each inventory year based on emission calculator inputs and outputs for the above categories. The information from these reports is used to evaluate and generate tables and charts.

Inventory Specifics – 2010

Category – Buildings and Facilities:

This category covers electricity and stationary fuel consumption for all City buildings and facilities. Sub-categories include the Airport and Port and Harbor.

Electricity

As HEA was an all-requirements customer of Chugach Electric Association (CEA) in 2010, meaning that Chugach Electric provided HEA with most of its energy, factor sets for electricity were obtained from CEA. They are as follows:

- CO₂ lbs/KWh: 1.19
- CH₄ lbs/KWh: 0.00002
- N₂O lbs/KWh: 0.000002

As Clear Path factors have to be in lbs /MWh for CO₂, and kg/GWh for CH₄ and N₂O, the factors had to be converted accordingly, producing:

- CO₂ lbs/MWh: 1190
- CH₄ kg/GWh: 20
- N₂O kg/GWh: 2

Factors and Kwh totals are then entered into the Clear Path electric grid calculator. Additional information such as daily operating hours and total square footage of all facilities was added to report detailed energy use. Figure 2 shows an example of the results of electric grid calculator inputs and outputs for a City sector.

Inputs

	Value	Units
Is This a Direct Entry Record? ?	No ▼	
Electricity Used	1089190	kWh ▼
Daily Occupancy (optional) ?		People ▼
Daily Operating Hours (optional) ?	8	Hours per Day ▼
Building Square Footage (optional) ?	107578	Square Feet ▼
Is this a Scope 3 Record? ?	▼	

Outputs

Name	Value
Electricity Energy Equivalent (MMBtu)	3717.4
CO2 (MT)	587.92
CH4 (MT)	0.0098810
N2O (MT)	9.8810×10^{-4}
CO2e (MT) ?	588.46
Energy per Square Foot (MMBtu) ?	0.034555
CO2e per Square Foot (MT) ?	0.0054700
Energy per Occupant (MMBtu) ?	Infinity
CO2e per Occupant (MT) ?	Infinity
Energy per Operating Hour (MMBtu) ?	464.67
Scope	Scope 2
CO2 Emissions Factor	0.15815
CO2 Emissions Factor Units	MT/MMBtu
CH4 Emissions Factor	2.6581×10^{-6}
CH4 Emissions Factor Units	MT/MMBtu
N2O Emissions Factor	2.6581×10^{-7}
N2O Emissions Factor Units	MT/MMBtu

Figure 2. ICLEI Clear Path calculator for grid electricity

Stationary Fuels

In 2010, the two stationary fuels consumed were heating oil and propane. Calculations for stationary fuel require two values – amount of fuel consumed and type of fuel. Supplemental information includes facility square footage and facility hours of operation. Emission factors for stationary fuels are built into Clear Path calculators.

The subcategories of Airport and Port & Harbor followed the same process for calculating electricity and stationary fuel emissions. All emission totals for electricity and stationary fuel consumption are combined to produce a GHG grand total for the Building & Facility category.

Category – Streetlights and Traffic Signals

This is an electricity-based category that utilizes the same emission factors of Buildings and Facilities. Included with Streetlights and Traffic Signals is the tsunami warning system sirens. Total KWh per unit were used to calculate GHG totals.

Category – Vehicle Fleet

The 2010 vehicle mileage and equipment hours were obtained from a fleet vehicle report produced in that year. A relational table organized by vehicle type (i.e., light truck, heavy diesel, passenger car, etc.) and miles traveled, or hours metered, depending on equipment type, was created to produce required values for use in the Clear Path calculator. Emission factors for vehicles are a function of vehicle fuel economy by vehicle type and year. Fuel economy values were obtained through U.S. Energy Information Administration and U.S. Department of Transportation open data sources. Fuel consumption is based on deliveries to the Public Work's fuel island with the assumption that fuel delivered is fuel consumed.

The Clear Path calculator was set up to evaluate vehicle fleet emissions based on three variables related to fuel type:

- Total volume of gasoline or diesel purchased
- Total Fleet miles traveled by fuel type
- Percentage vehicle miles traveled (VMT) by vehicle type

VMT percentage is a ratio of the sum of total miles travel by vehicle type - passenger car, light truck, etc. – over total fleet miles traveled by fuel type. A gasoline example is as follows:

- Total miles traveled by light truck: 266,498
- Total fleet miles traveled for gasoline vehicles: 330,282
- Light Truck VMT %: $266,498/330,282 * 100 = 80.68 \%$

This process was repeated for all gasoline and diesel consuming vehicles with values computed in GHG calculator to produce emission totals.

Category – Water & Wastewater Treatment Facilities.

As with the previous categories, the primary energy sources for Water & Wastewater Treatment Facilities are electricity and heating oil. The wastewater treatment facility also consumed 2,000 gallons of propane. These records were calculated for GHG using the same methods and emission factors as the previous electricity and stationary fuel consuming categories.

In addition to electricity and stationary fuels, N₂O emissions from aerobic processing of waste, and N₂O from effluent discharge are measured. The calculation for N₂O emissions from waste treatment is based on community population for the given year, which in 2010 was 5,049 people. N₂O for effluent discharge is based on daily Nitrogen load in kilograms released to the environment. The daily nitrogen load was

derived from a ratio of average wastewater treatment plant flows and monthly average NH₃ readings for 2010.

All electricity and stationary fuel use for water and wastewater facilities was combined with N₂O emissions from waste treatment to produce a GHG emissions grand total for this category.

Inventory Specifics – 2019

Category – Buildings and Facilities

As in 2010, energy sources for this category are electricity and stationary fuels. Unlike 2010, the primary stationary fuel consumed is natural gas rather than heating oil. City infrastructure growth in the intervening period necessitated creation of additional records for evaluation in relational tables. All subcategories within Buildings and Facilities remain the same.

Electricity

HEA provided the city with a relational table containing formulas to convert annual KWh into emission factors for CO₂, NH₄, and N₂O. Monthly KWh totals were organized by City sector, then input into HEA's table to obtain emission factors (Table 2). As with the 2010 factors, additional conversions were required to get values into the appropriate units for use in the clear path calculators.

A singular Emission factor per GHG type is required to calculate inventory records. To obtain this value, emission grand totals are divided by the grand total of City electricity use, as illustrated in Table 3.

This method was repeated to produce the following GHG emission factors for 2019 electricity consumption

- CO₂ lbs/MWh: 876.67
- CH₄ lbs/GWh: 16.52
- N₂O lbs/GWh: 1.652

Stationary Fuels

The majority of City facilities converted from heating oil to natural gas use prior to 2019, yet some facilities still partially rely on heating oil for their operations. One of the Homer Recreation and Education Complex (HERC) buildings is in low use status requiring relatively little oil for its square footage. Further, the Public Works headquarters building, the sewer treatment plant, and the old police station all used some amount of heating oil in 2019. A negligible amount of propane was used by Public Works. Stationary fuel emission factors are static, so GHG emission totals are a function of the quantity of fuel used by fuel type. A stationary fuel grand total was produced by combining GHG emissions from all fuel sources.

Table 3 HEA monthly KWh GHG calculation sheet for 2019

FACTOR VALUES BY MONTH	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
System CO2 Production Tons/MWh	0.4242	0.5085	0.5299	0.4525	0.3884	0.4438	0.4207	0.3549	0.2698	0.2699	0.2961	0.3336	0.3910
System CH4 Production Tons/MWh	0.000007994	0.000009583	0.000009987	0.000008528	0.000007320	0.000008365	0.000007929	0.000006688	0.000005085	0.000005086	0.000005581	0.000006287	0.000011875
System NOx Production Tons/MWh	0.000000799	0.000000958	0.000000999	0.000000853	0.000000732	0.000000836	0.000000793	0.000000669	0.000000509	0.000000509	0.000000558	0.000000629	0.000001936
kW Used	61246	56369	55821	53993	57501	56142	53799	54111	52474	50546	54211	105372	711585.00
CO2 Produced (lbs)	57273.32	63192.40	65213.19	53862.12	49235.98	54935.71	49897.76	42336.45	31215.73	30074.30	35391.53	77490.56	610119.05
CH4 Produced (lbs)	1.07940667	1.19096123	1.22904618	1.01511720	0.92793025	1.03535080	0.94040259	0.79789765	0.58830999	0.56679789	0.66700965	1.46043269	11.49866279
NOx Produced (lbs)	0.10794067	0.11909612	0.12290462	0.10151172	0.09279302	0.10353508	0.09404026	0.07978976	0.05883100	0.05667979	0.06670096	0.14604327	1.14986628
GW Used	0.061246	0.056369	0.055821	0.053993	0.057501	0.056142	0.053799	0.054111	0.052474	0.050546	0.054211	0.105372	0.711585
MW Used	61.246	56.369	55.821	53.993	57.501	56.142	53.799	54.111	52.474	50.546	54.211	105.372	711.585

Table 2 Emission factor Calculation sheet for grid electricity 2019

Emission Totals in lbs	Airport	Buildings & Facilities	Port Facilities	Streetlights & Traffic	Wastewater Facilities	Water Delivery	Totals
CO2	188,863.19	606,733.55	2,103,902.59	225,288.90	1,050,808.45	610,119.05	4,785,715.73
CH4	3.56	11.43	39.65	4.25	19.80	11.50	90.19
NO2	0.36	1.14	3.97	0.42	1.98	1.15	9.02
Energy Totals							
KW	5,458,909.00						
MW	5,458.91						
GW	5.458909						
			Factors in MW				
			CO2 FACTOR	CH4 FACTOR	Nox FACTOR		
			876.6798875	16.52242532	1.65		

Emission totals for electricity and stationary fuel consumption are combined to produce a GHG grand total for the Building & Facility category

Category – Streetlights & Traffic Signals.

GHG emissions for this category were calculated in the same way as in 2010.

Category – Vehicle Fleet.

Fleet reports for 2019 were not as comprehensive as 2010. Even so, the methods used for calculating GHG emissions are the same as in 2010.

Category – Water & Wastewater Treatment Facilities.

Methods for calculating GHG emissions relating to electricity and stationary fuel are the same as in 2010. Updates for community population and water treatment flows were required before running the Water and Wastewater Treatment calculators.

Results

The Clear Path software calculates emissions for CO₂, NH₄, and N₂O concurrently, but for the purpose of evaluating totals by City sector, the CO₂ equivalent (CO₂e) output is most useful. CO₂e is a universal measurement that equates the global warming potential (GWP) of greenhouse gases into one unit of carbon-dioxide. For example CO₂ itself has a GWP of 1, while CH₄ has a GWP of 28-36, meaning that 1 unit of CH₄ has 28-36 times the global warming potential of CO₂. GWP of N₂O is significantly higher at 265-298. As CO₂e provides a useful summation of GHG emission totals, all results displayed in the following charts and tables use CO₂e as the GHG unit of measure.

CO₂e totals for 2019 are 951.22 metric tons less than totals for 2010 – a 21.78% decrease. The most significant decrease belongs to Buildings & Facilities followed by Water and Wastewater.

With the exception of the Vehicle Fleet, all clear path categories experienced decreased emissions.

Table 4 Total CO₂e output comparison by City sector

Category	2010 CO ₂ e (MT)	2019 CO ₂ e (MT)
Buildings & Facilities	2533.39	1919.32
Water & Wastewater	1320.69	983.98
Street Lights & Signals	85.82	49.88
Vehicle Fleet	429.22	464.72
TOTAL	4369.12	3417.90

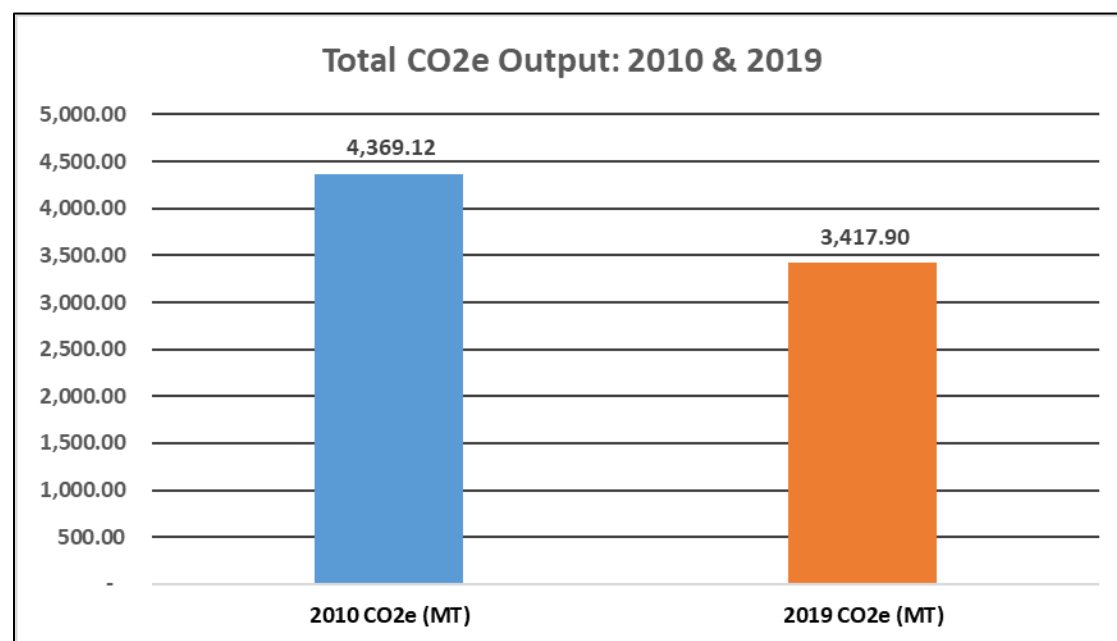


Chart 1 Total City CO₂e output comparison

The proportion of total City emissions by Clear Path category remained relatively constant between 2010 and 2019. The greatest shift occurred in the Vehicle Fleet category, which assumed a 4% increase of total city emissions.

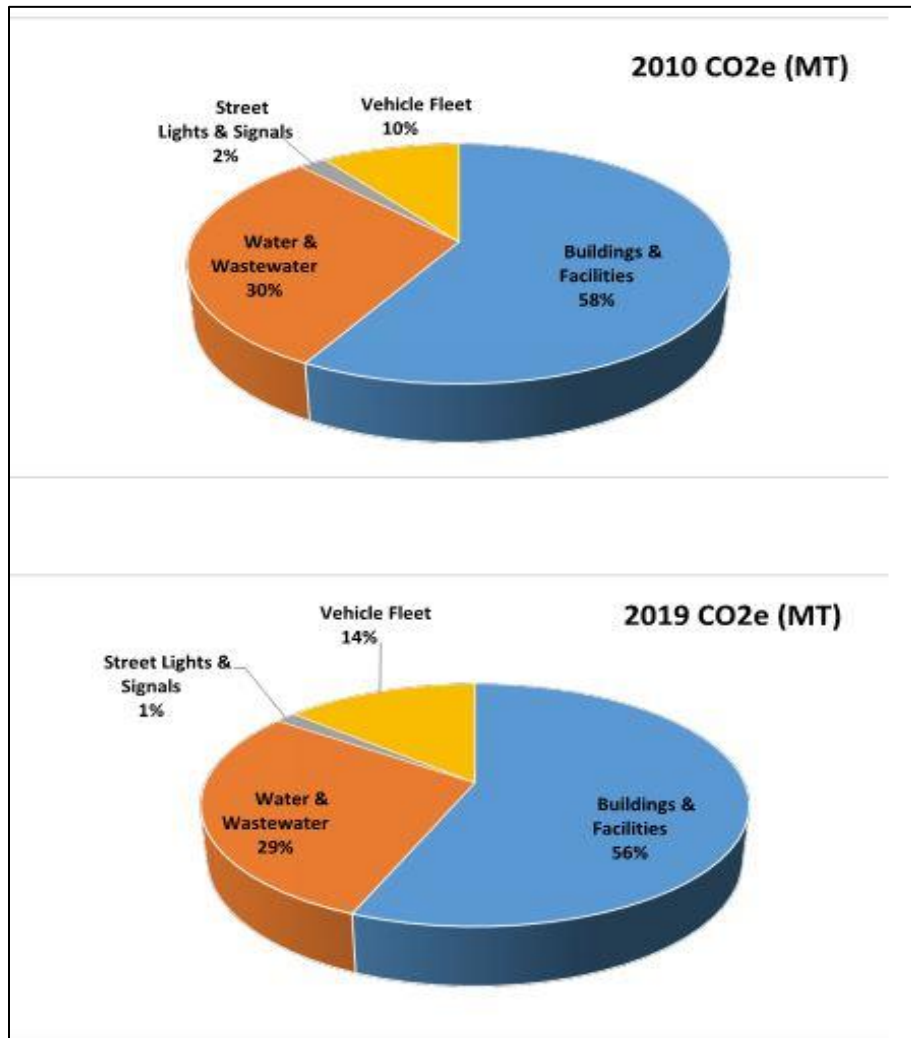


Chart 2 Comparison of CO2e output % by City sector

Two important questions in the analysis of GHG reduction progress are:

1. In what City sector did emissions reduce?
2. What was the energy type of any such emissions reductions?

The following tables and charts provide a more detailed look at emission outputs by examining specific inventory records contained within the broader Clear Path categories for both electricity and stationary fuel use. These records include:

- City Facilities
- Port & Harbor
- Airport
- Water Treatment
- Wastewater Treatment
- Streetlights & Traffic Signals

The Vehicle Fleet inventory was omitted from this list as little to no emission mitigation efforts were initiated.

A comparison of electricity use reveals a CO₂e reduction of 987 CO₂e (MT) between years 2010 and 2019. The largest reductions were achieved in the Water and Wastewater Treatment Facilities.

Table 5 CO₂e output comparisons for electricity use

Inventory Record	2010	2019
City Facilities	588.46	489.29
Port & Harbor	1,268.91	1,014.69
Airport	149.16	272.61
Water Teatment	393.69	56.51
Waste Water Treatment	651.84	267.19
Streetlights & Signals	85.82	49.88
TOTAL	3,137.87	2,150.17

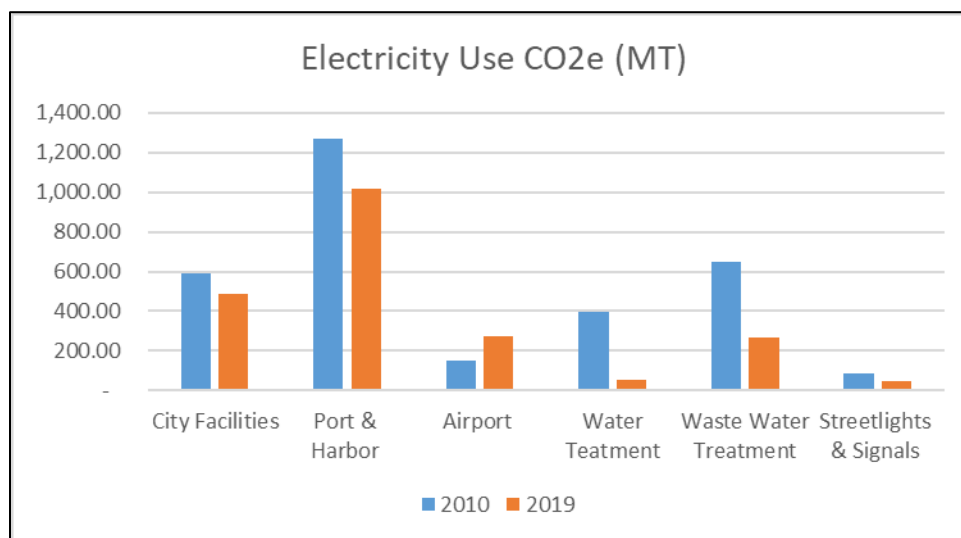


Chart 3 CO₂e output comparisons for electricity use

Stationary fuel use in 2010 was exclusively heating oil. By 2019, all facilities had converted to natural gas. The 2019 CO₂e totals for the Public Works Headquarters Building, the Wastewater Treatment Plant, and Port & Harbor was a combination of both natural gas and heating oil use. Even so, natural gas use far outweighed heating oil consumption for these facilities

CO₂e reductions associated with stationary fuel use were less than experienced by electricity. Indeed, total emissions for all City facilities combined increased by 19.2 metric tons. Four out of five sectors experienced small decreases, with the greatest reduction realized by the water treatment facility at 21 metric tons. Yet, these improvements were offset by an increase of 72.58 metric tons from all the City Facilities sector.

Table 6 Stationary fuel CO₂e output comparison. Asterisk denote facilities that use both heating oil and natural gas

Inventory Record	2010	2019
City Facilities	372.36	444.94*
Port & Harbor	68.56	63.07*
Airport	84.50	66.43
Water Treatment	80.23	59.68
Wastewater Treatment	128.23	118.94*
TOTAL	733.88	753.06

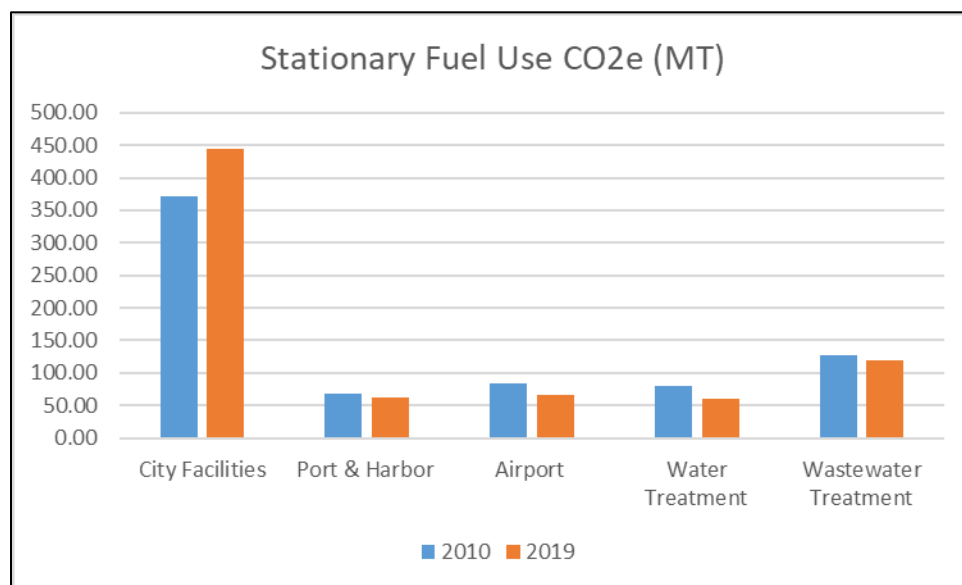


Chart 4 Stationary fuel CO₂e output by City Category

To help explain how these reductions were achieved, **Table 7** History of CAP implementation presents a general timeline of the City's efforts in implementing emission mitigation strategies outlined in the CAP. The timeline begins in 2009 with the Deerstone Consulting report recommendations and carries through to 2019. In the leftmost column, all completed projects are marked with an "X", incomplete or unmitigated issues are left blank.

Table 7 History of CAP implementation

CAP Implementation Recommendations Based on Deerstone Consulting Report of 2009			
CATEGORY	FACILITY	PROJECT DETAILS	COMPLETED
Airport	Terminal	Separate switches on baggage area lighting fixtures to separately control high use lights & low use lights	
	Terminal	Variable frequency drives for main air handling unit to conserve electricity and fuel	X
Port & Harbor	Fish Dock	Remove 8 high energy consuming transformers	X
	Ice Plant	Install digital controls for ice machine boost system	
	Main Shop	Transition to manual operation of air compressor to save energy when not in use	X
Buildings and Facilities	Harbor Restrooms	Insulate hot water pipes and improve cold air return furnace system	X
	Harbor Restrooms	Add grid tied wind generator at good wind area with estimated 12 mph average	
Water & Wastewater Treatment	Pressure Reducing Stations	Turn off 3 KW heaters when temperatures are above 50 Deg. F.	X
	Pressure Reducing Stations	Use hydro turbines at some pressure reducing stations to heat the maintenance and water plant buildings	
Energy Consumption Evaluation by Bill Smith & EDC, LLC 2009-2010			
CATEGORY	FACILITY	PROJECT DETAILS	COMPLETED
Buildings and Facilities	Homer Public Library	Adjustments made to ventilation system & staff operating procedures	X
Siemens Industry, Inc. Energy Audit Recommendations: 2011 - 2018			
CATEGORY	FACILITY	PROJECT DETAILS	COMPLETED
Water & Wastewater Treatment	Sewer Treatment Plant	Replace existing pump motors with high efficiency motors	X
	Raw Water Pump Station	Replace existing motors with higher efficiency motors & install VFDs	X
	Sewer Treatment Plant	Solar Aeration System	X

Water & Wastewater Treatment	Sewer Treatment Plant	Interior & exterior lighting upgrade	X
	Sewer Treatment Plant	Natural Gas Conversion	X
	Water Treatment Plant	Natural Gas Conversion	X
Airport	Terminal	HVAC Improvements	X
	Terminal	Interior & Exterior lighting upgrade	X
	Terminal	Natural gas conversion	X
Buildings & Facilities	Public Works Dept.	Insulate various pipes	X
	Public Works Dept.	Natural gas conversion	X
	Police Station	installed LED to replace indoor T-12's and all outdoor lights	X
	Fire Station	Natural gas conversion	X
	Homer Public Library	Natural gas conversion	X
	Animal Shelter	Natural gas conversion	X
Port & Harbor	Harbor Maintenance Building	Conversion to 100% LED lighting	X
	Harbor Master Office	Natural gas conversion	X
	Ice Plant	Conversion to 100% LED lighting	X
	High Mast Lights	LED upgrade with digital controller	X
CITY FUNDED LIGHTING AUDIT AND LED CONVERSION WORKPLAN: 2018-2020			
CATEGORY	FACILITY	PROJECT DETAILS	COMPLETED
Buildings & Facilities	City Hall	LED lighting conversion	X
	Animal Shelter	LED lighting conversion	X
	Homer Public Library	LED lighting conversion	X
	Public Works Dept.	LED lighting conversion	X
Airport	Terminal	LED lighting conversion	X

Discussion

The results demonstrate the City reduced its GHG emissions in all inventories for electricity consumption and in four out of six inventories for stationary fuel use. Conversion to natural gas and implementing electricity conservation strategies have had a measurable positive effect in meeting CAP goals. In fact, if the CAP goal of decreasing community wide emissions by 20% by 2020 were applied to this municipal accounting, the City has exceeded that mark. Using the CO₂e total of 5,369 tons emitted in 2006, the City achieved a 29.44% decrease in emissions by 2019.

This is a positive outcome, yet the discussion needs to consider two external variables, which undoubtedly impacted total emissions – building square footage and recent winter temperatures. The following discussion addresses these variables against the backdrop of the City's reduced emissions.

As Table 8 indicates, through expansions, additions and replacements, total building area increased by 10,986 sq. ft. from 2010 to 2019. With the exception of the HERC buildings and old police station, City facilities converted to natural gas for heating purposes over the last decade. As natural gas produces 30% less CO₂ than heating oil, more substantial CO₂e reductions are assumed for 2019, yet the Clear Path calculators don't show this. In fact, stationary fuel emissions increased in 2019, which is likely due to the increased square footage heating requirement. Apparently, the increase in City building area after 2010 diminished potential GHG emission reductions. Some facilities use a combination of natural gas and heating oil in their operations (albeit, the amount of heating oil is significantly less than natural gas). Even so, stationary fuel emissions could be brought closer to 2010 levels if all City facilities stopped using heating oil.

The other variable that may belie stationary fuel GHG reductions is that in this time period, average annual temperatures increased. Obviously, the fewer freezing days in the year, the less heat is required to warm a building. Therefore, warmer temperatures may partially explain some of the GHG reductions in relation to increased building area for stationary fuel use. The CAP report the City produced in 2020 contains information which may help illustrate the interplay among these variables. Even though results from this inventory do not accurately represent fluctuating emission factors for electricity over this time period the stationary fuel emission quantities were based on the amount of energy consumed and are, therefore, useful in displaying trends. Chart 5 displays this relationship by overlaying CO₂e output over changes in facility square footage and annual average temperatures.

Chart 5 and Table 8 indicate temperature increases roughly coincide with facility expansion while emissions remain relatively stable throughout this intersection. Therefore, temperature increases over this time period may play a large role in emission reductions. If this is the case, natural gas conversion during the period of facility expansion did help to keep emissions stable, but cannot entirely account for positive gains in reducing stationary fuel GHG emissions.

Table 8 Temperature fluctuations and City square footage increases from 2006 to 2019

Year	Avg Annual Temperature	Sq Footage	Facility Added
2006	36.58	150,948	New Library
2007	37.08	150,948	No Additions
2008	37.00	150,948	No Additions
2009	37.25	150,948	No Additions
2010	37.35	150,948	No Additions
2011	37.25	153,738	City Hall Remodel
2012	37.00	153,738	No Additions
2013	37.47	154,890	WKFL Restroom; Bartlett Restroom
2014	44.05	154,890	No Additions
2015	43.42	175,444	Skyline Fire Station; Harbormaster Office; Public Works Equipment Shed; Ramp 5 Restroom
2016	43.48	175,524	Mariner Park Camp Fee Building
2017	42.75	178,204	Fire Station Pole Shed; 4 Conexes
2018	42.55	179,296	No Additions
2019	34.58	179,296	No Additions

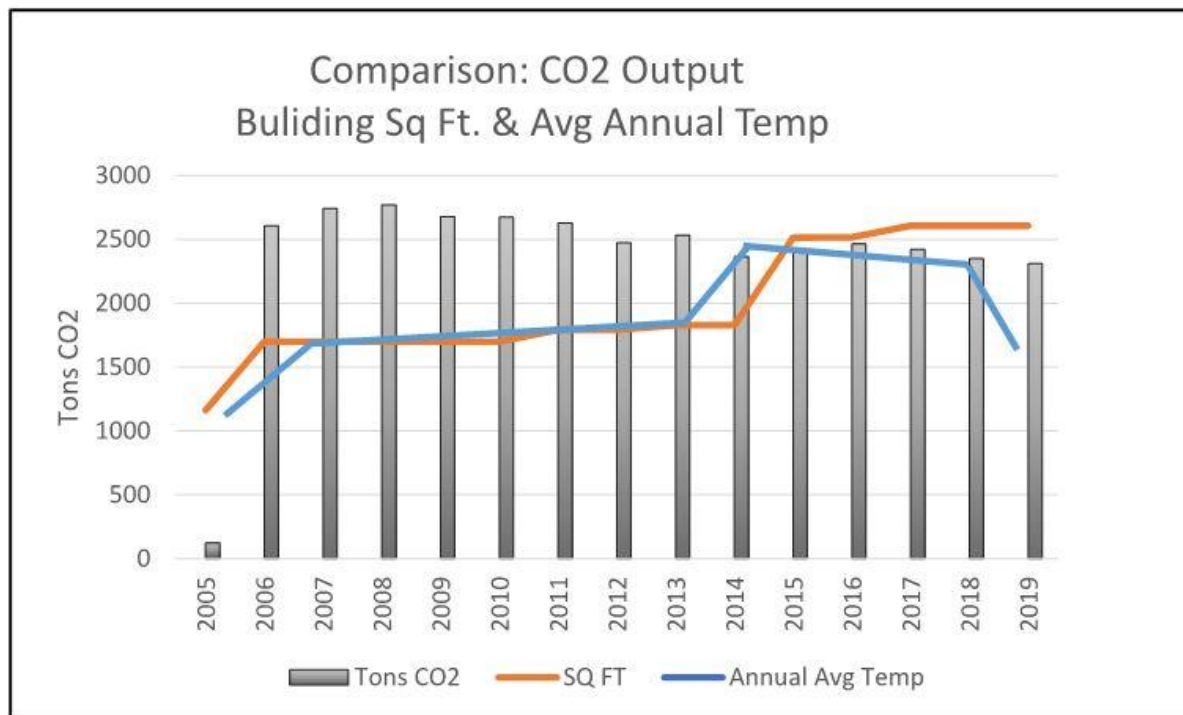


Chart 5 Temperature, sq. footage and CO2e output comparison from 2005 to 2019

Less equivocal are the positive results from electricity conservation measures. Even with greater electricity demands from increases in building area, every inventory experienced a reduction in emission output. Lighting conversions in City facilities have been effective in reducing electricity related GHG emissions; however, these reductions require another consideration – specifically that HEA provided a less GHG intensive energy source in 2019 than CEA did in 2010. For example, Table 8 shows that a comparison of MMBTU and CO2e outputs for electricity consumption reveals that Port & Harbor actually used more electricity in 2019 than in 2010, yet the CO2e for 2019 was less than 2010. Revisiting emission factors for electricity bolster this result, as the 2010 emission factor of 1190 lbs. CO2/MWh, is considerably larger than the 2019 factor of 876 lbs. CO2/MWh.

Table 9 MMBtu comparison by City sector

Inventory Record	2010 (MMBtu)	2019 (MMBtu)	Inventory Record	2010 CO2e	2019 CO2e
Port & Harbor	8,015.91	8,699.84	Port & Harbor	1,268.91	1,014.69
Buildings and Facilities	3,717.37	2,337.35	Buildings and Facilities	588.46	272.61
Airport	942.25	484.51	Airport	149.16	56.51
Water Treatment	2,487.01	2,290.83	Water Treatment	393.69	267.19
Waste Water Treatment	4,117.75	4,195.13	Waste Water Treatment	651.84	489.29
Lights and Signals	542.12	427.68	Lights and Signals	85.82	49.88
	19,822.43	18,435.34		3,137.87	2,100.28

Regardless of the disparity in emission factors, the electricity MMBtu in Table 9 illustrate that, with the exception of Port and Harbor, proactive measures taken by the City helped reduce energy consumption across the remaining electricity-dependent inventories.

The City failed to make any gains in the vehicle fleet category. Of the four Clear Path categories, this was the only one where total emissions increased. A contributing factor is that the City – particularly Parks personnel - operate many older vehicles. In fact, some vehicles were in use before the CAP was initiated. Considering that the standard for vehicle replacement at the time of the first CAP report was approximately 10 years of use or 65,000 miles, these older vehicles have exceeded their useful life in terms of GHG emissions potential. Another issue is the lack of consistent record keeping for vehicle mileage and equipment meters. More accurate (and potentially more positive results) may be achieved with concise and up-to-date vehicle reports.

From a societal perspective, results illustrate that the often overlooked category of buildings and facilities is a greater emitter of GHG than the more attention-grabbing vehicle category. Therefore its is important to note that as humans we always focus on vehicle emissions as the problem to reduce, while at the city level it is the buildings we need to focus more attention on.

Another shortcoming of this inventory is the dearth of data regarding City solid waste disposal and the associated methane emissions. The Deerstone Consulting CAP Implementation Report of 2009 accounted for that activity, but at some point since then solid waste disposal tracking ceased. ICLEI provides emission calculators to quantify methane produced from waste disposed in landfills. Adding this activity as an emission category will make future inventories more comprehensive.

Recommendations

Public Engagement

Moving forward, the City must reengage the community about climate change mitigation and the status of the City's CAP. Outreach and messaging could be conducted via several formats to solicit maximum participation. For instance, the venues can include open meetings, city web pages devoted to the topic, in-person workshops, interactive media, etc. Unfortunately, due to pandemic restrictions, some of these options may not be available. CAP history and report results will drive discussion in these meetings, and should generate meaningful input about community concerns, hopes, and motivations regarding climate change and its potential impacts to Homer. Ideally, by showcasing the City's successful climate mitigation efforts, enough support for climate action will be generated to carry on with future energy use improvements. Potentially, if enough momentum is gained, these efforts may extend beyond the local Government sphere and into the greater community.

Partnerships and collaborations with local climate change motivated entities should be pursued. An active exchange of information and ideas between stakeholders with various expertise on this issue will produce synergetic relationships with positive outcomes for climate action advancement. Some of these groups should include the Kenai Peninsula Resilience Commission, the Kachemak Bay National Estuarine Research Reserve, and the University of Alaska. Collaboration with these groups may prove invaluable to develop and implement community and region wide climate mitigation strategies.

Energy Use

Any energy related recommendations are contingent on the level of support from the community and City Council for advancing an updated climate action agenda. As energy saving technology, and alternative energy systems continue to advance, there may be opportunities beyond the City's current CAP implementation achievements for reducing energy consumption. The following recommendations reiterate many found in the Deerstone Consulting report of 2010, yet may be more viable today. They include:

- Reexamine unaccomplished recommendations in the Deerstone Consulting Implementation report for alternative energy production
 - Wind/Solar/Hydro energy production
- Investigate whether or not additional facility energy savings are feasible by conducting up-to-date energy audits
- Eliminate remaining heating oil use in City facilities
- Make improvements to vehicle fleet and operations
 - Hybrid/Electric vehicle introduction
 - Reduce vehicle Idling
 - Reduce unnecessary travel

Inventory & Reporting

It is recommended that inventories be maintained for all energy consuming and GHG producing City sectors to ensure that the compilation of energy data always be up to date and viable regardless of the motivation or disinclination to act on data information at any given time. Maintaining these records isn't over-burdensome to the City, as data gathering relationships with energy providers are well established and only one city staff member is required to organize the data on a monthly basis. That being said, there is room for improvement with inventory maintenance and reporting. It is also recommended that this report be supplemented with a cost analysis associated with reduced energy consumption between baseline year 2010 and comparison year 2019.

The following recommendations will help the City better understand its level of energy consumption and associated costs in terms of climate change exacerbation and monetary expense:

- Maintain annual membership with ICLEI
- Continue to use ICLEI protocol for organizing and calculating energy use
- Improve vehicle fleet inventory
 - Maintain more detailed records for vehicle age, mileage/hours, maintenance history
- Develop inventory for disposal of landfill waste
- Produce basic inventory reports on an annual basis for year to year comparison
 - Reports should include summaries of energy consumption, GHG, and energy outputs and energy costs
 - In addition to City sector totals, reporting should account for all facilities individually for detailed evaluation

Attachment A

4th Quarter LOB Taxable Sales
Presented March 8, 2021

	2016	2017	2018	2019	2020	% Δ 2020 - 2019
ADMINISTRATIVE, WASTE MAN	224,073	164,649	155,250	166,876	152,225	-9%
AGRICULTURE, FORESTRY, FI	22,190	49,869	37,022	44,149	41,097	-7%
ARTS AND ENTERTAINMENT	268,703	328,352	277,357	303,677	145,134	-52%
CONSTRUCTION CONTRACTING	406,932	372,787	386,079	364,590	487,741	34%
EDUCATIONAL SERVICES	73,547	66,973	78,859	90,528	58,566	-35%
FINANCE AND INSURANCE	16,324	30,128	27,189	26,563	25,265	-5%
GUIDING LAND	500	5,898	-	-	477	100%
GUIDING WATER	78,346	117,984	134,694	120,809	193,829	60%
HEALTH CARE AND SOCIAL AS	63,034	54,418	50,658	38,063	16,437	-57%
HOTEL/MOTEL/BED & BREAKFA	1,712,384	1,641,953	1,455,582	1,734,109	1,710,573	-1%
INFORMATION	1,043,506	985,693	1,008,965	992,162	710,741	-28%
MANAGEMENT OF COMPANIES	-	-	-	-	-	0%
MANUFACTURING	326,180	318,410	339,803	406,462	428,970	6%
MINING/QUARRYING	-	-	150	19,981	21,611	8%
PROFESSIONAL, SCIENTIFIC	647,970	700,387	680,434	635,037	763,313	20%
PUBLIC ADMINISTRATION	1,188,557	999,094	1,143,132	1,022,188	874,562	-14%
REMEDATION SERVICES	-	-	-	-	-	0%
RENTAL COMMERCIAL PROPERT	59,815	61,466	64,428	60,191	71,944	20%
RENTAL NON-RESIDENTAL PRO	171,965	146,382	148,707	126,417	96,490	-24%
RENTAL OF SELF-STORAGE &	385,338	284,593	276,934	294,635	322,683	10%
RENTAL PERSONAL PROPERTY	147,841	150,791	157,676	174,262	192,495	10%
RENTAL RESIDENTAL PROPERT	1,052,578	1,140,120	1,089,752	1,116,156	1,140,114	2%
RESTAURANT/BAR	3,149,958	3,337,515	3,482,700	3,501,273	2,851,904	-19%
RETAIL TRADE	14,894,226	15,948,127	17,314,037	18,463,774	20,013,292	8%
SERVICES	1,708,265	2,078,565	2,071,964	2,001,089	2,059,134	3%
TELECOMMUNICATIONS	430,659	440,014	534,464	334,477	462,880	38%
TELECOMMUNICATIONS-CABLE	130	2,771	519	429	1,932	350%
TIMBERING	-	-	500	-	-	0%
TRANSPORTATION AND WAREHO	144,554	178,728	168,374	165,792	252,295	52%
UTILITIES	1,993,120	2,156,588	2,045,862	2,028,860	2,365,856	17%
WHOLESALE TRADE	404,805	421,454	355,568	223,920	208,920	-7%
TOTAL	30,615,500	32,183,709	33,486,659	34,456,469	35,670,480	4%
Applied Sales Tax 4.85%	1,484,852	1,560,910	1,624,103	1,671,139	1,730,018	58,880

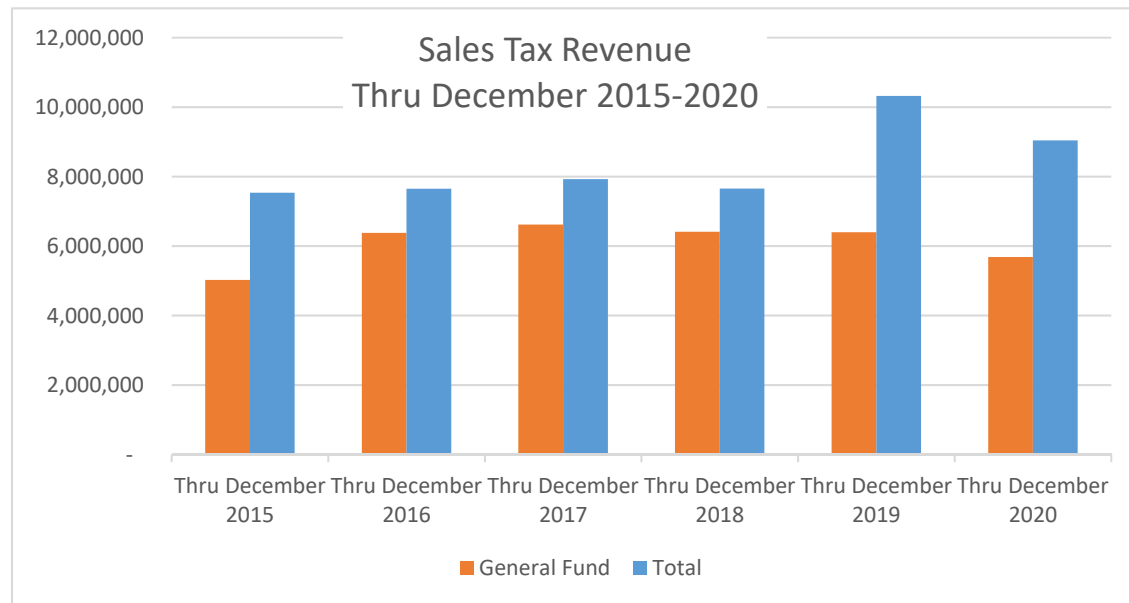
Attachment B
Quarterly LOB Taxable Sales
Presented March 8, 2021

	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020
ADMINISTRATIVE, WASTE MAN	214,519	307,936	401,661	224,073	207,412	305,688	336,793	164,649	155,528	203,986	204,971	155,250	136,996	211,749	202,322	166,876	126,571	115,955	162,542	152,225
AGRICULTURE, FORESTRY, FI	4,143	110,003	144,270	22,190	14,600	144,996	205,859	49,869	33,710	203,853	234,217	37,022	640,248	160,020	202,286	44,149	18,712	111,415	187,204	41,097
ARTS AND ENTERTAINMENT	253,949	417,206	677,310	268,703	249,016	472,227	674,135	328,352	249,287	501,469	737,507	277,357	253,475	548,940	731,228	303,677	216,312	165,688	477,071	145,134
CONSTRUCTION CONTRACTING	372,572	477,737	486,586	406,932	484,978	438,379	381,948	372,787	315,934	409,170	385,926	386,079	333,640	373,100	336,222	364,590	367,431	392,005	397,914	487,741
EDUCATIONAL SERVICES	66,901	50,233	47,609	73,947	71,272	52,994	53,633	66,973	61,687	54,866	55,190	78,859	58,316	56,928	75,184	90,528	72,931	42,283	44,879	58,566
FINANCE AND INSURANCE	17,710	17,884	16,893	16,324	19,204	23,980	28,566	30,128	27,385	25,820	25,924	27,189	28,275	36,654	29,481	26,563	26,553	19,785	40,410	25,265
GUIDING LAND	41	65,599	132,975	500	-	94,324	169,829	5,988	-	105,778	228,047	-	-	125,677	258,602	-	-	42,822	79,186	477
GUIDING WATER	104,823	2,687,936	6,225,895	78,346	36,497	2,697,548	6,158,152	117,984	79,447	2,869,368	6,061,804	134,694	187,753	2,985,820	5,988,975	120,809	110,697	1,359,274	4,822,074	193,829
HEALTH CARE AND SOCIAL AS	45,037	76,757	131,576	63,034	77,243	126,554	134,541	54,418	80,890	95,062	80,786	50,658	78,958	62,473	45,090	38,063	21,795	15,422	28,941	16,437
HOTEL/MOTEL/BED & BREAKFA	1,789,574	4,657,728	7,026,750	1,712,384	1,532,096	4,558,923	7,153,924	1,641,953	1,490,223	4,422,516	7,518,922	1,455,582	1,543,084	4,629,194	8,375,973	1,734,109	1,279,481	2,828,851	6,389,397	1,710,573
INFORMATION	1,127,408	1,115,491	1,108,504	1,043,506	1,020,993	1,084,186	1,093,603	985,693	972,981	1,061,677	1,031,736	1,008,965	984,852	978,052	1,037,924	992,162	983,669	883,165	935,171	710,741
MANAGEMENT OF COMPANIES	-	-	-	-	-	-	-	-	-	-	-	-	-	126,214	311,026	-	-	10,508	-	-
MANUFACTURING	237,863	470,938	581,747	326,180	225,385	503,806	633,841	318,410	249,843	530,866	641,802	339,803	281,903	756,819	715,234	406,462	344,961	505,214	687,424	428,970
MINING/QUARRYING	-	-	-	-	500	-	-	-	-	-	150	150	150	1,150	10,926	19,981	3,220	14,961	26,838	21,611
PROFESSIONAL, SCIENTIFIC	654,874	773,463	732,636	647,970	698,422	708,767	771,398	700,387	691,012	756,620	770,672	680,434	648,929	785,571	761,163	635,037	702,504	767,048	823,623	763,313
PUBLIC ADMINISTRATION	644,546	954,300	2,150,884	1,188,557	1,100,933	1,309,629	2,560,676	999,094	816,016	1,427,693	2,458,720	1,143,132	829,528	1,432,737	2,845,900	1,022,188	971,581	1,368,423	3,105,875	874,562
REMEDATION SERVICES	32,704	-	-	-	32,666	-	-	-	38,717	-	-	33,767	-	-	-	-	-	-	-	-
RENTAL COMMERCIAL PROPERTY	42,061	59,602	63,881	59,815	58,558	96,775	101,707	61,466	69,250	85,800	130,158	64,428	196,565	99,765	95,207	60,191	58,935	80,696	81,163	71,944
RENTAL NON-RESIDENTIAL PRO	128,148	170,232	256,561	171,965	128,347	180,793	246,013	146,382	144,070	187,303	238,829	148,707	138,064	184,240	234,955	126,417	92,816	90,896	129,139	96,490
RENTAL OF SELF-STORAGE &	249,716	296,770	643,544	385,338	201,259	248,428	561,005	284,593	232,561	265,933	528,323	276,934	217,415	272,863	537,757	294,635	231,287	271,739	570,643	322,683
RENTAL PERSONAL PROPERTY	132,816	166,630	229,364	147,841	138,081	197,202	242,233	150,791	148,701	210,142	259,883	157,676	141,046	221,419	229,691	174,262	165,835	194,678	216,695	192,495
RENTAL RESIDENTIAL PROPERTY	1,020,110	1,510,996	1,799,042	1,052,578	1,035,396	1,512,623	1,835,339	1,140,120	1,146,434	1,638,398	1,880,675	1,089,752	1,077,295	1,632,238	1,834,018	1,116,156	1,101,887	1,402,570	1,708,348	1,140,114
RESTAURANT/BAR	3,145,686	6,149,338	8,195,446	3,149,958	2,787,404	6,211,565	8,780,547	3,337,515	3,101,373	6,773,895	9,542,688	3,482,700	3,179,549	6,848,886	9,553,633	3,501,273	2,514,895	3,762,292	6,529,920	2,851,904
RETAIL TRADE	12,275,910	24,767,175	29,665,962	14,894,226	12,505,192	24,992,523	30,421,714	15,948,127	12,769,708	27,043,054	34,053,544	17,314,037	14,151,272	29,033,873	34,490,183	18,463,774	15,612,943	27,598,497	34,754,701	20,013,292
SERVICES	1,675,348	2,384,956	2,202,016	1,708,265	1,799,351	2,703,585	2,645,475	2,078,565	1,894,742	2,768,109	2,305,938	2,071,964	1,749,725	2,701,456	2,586,137	2,001,089	1,608,833	2,196,866	2,465,235	2,059,134
TELECOMMUNICATIONS	387,800	396,570	419,879	430,659	408,560	430,719	428,326	440,014	449,669	469,468	511,781	534,464	401,118	337,618	332,138	334,477	335,461	440,569	468,600	462,880
TELECOMMUNICATIONS-CABLE	75	653	235	130	627	642	1,811	2,771	574	1,202	1,305	519	495	6,282	691	429	861	516	809	1,932
TIMBERING	487	-	-	-	500	-	430	-	-	-	500	-	505	-	-	-	-	-	-	-
TRANSPORTATION AND WAREHO	141,573	664,934	1,110,780	144,554	190,285	780,040	1,569,692	178,728	177,563	853,236	1,545,966	168,374	196,800	925,578	1,410,586	165,792	195,409	347,778	1,072,654	252,295
UTILITIES	2,070,114	1,772,903	1,602,262	1,993,120	2,322,217	1,992,650	1,795,759	2,156,588	2,445,497	2,058,123	1,757,390	2,045,862	2,503,521	2,114,934	1,727,760	2,028,860	2,710,459	2,197,539	1,812,700	2,365,856
WHOLESALE TRADE	231,382	340,526	193,516	404,805	262,379	317,823	214,032	421,454	325,567	355,069	298,755	355,568	296,494	398,831	280,016	223,920	273,328	338,319	291,360	208,920
TOTAL	27,065,890	50,864,496	66,247,784	30,615,500	27,609,373	52,187,369	69,200,581	32,183,709	28,168,369	55,378,476	73,491,609	33,486,659	30,290,138	58,049,081	75,240,308	34,456,469	30,149,367	47,565,777	68,310,460	35,670,480

Attachment C

Thru December Sales Tax Revenue
Presented March 8, 2021

	Thru December 2015	Thru December 2016	Thru December 2017	Thru December 2018	Thru December 2019	Thru December 2020
General Fund	5,022,763	6,376,187	6,617,305	6,408,983	6,394,988	5,685,187
HAWSP	1,255,613	1,275,554	1,307,539	1,244,495	1,583,087	1,397,997
HART-Roads	1,130,052	-	-	-	1,503,204	1,258,197
HART-Trails	125,252	-	-	-	173,803	139,800
Police Station	-	-	-	-	664,701	559,199
Total	7,533,680	7,651,741	7,924,845	7,653,478	10,319,783	9,040,379



Between 2018 and 2019, taxable sales increased by \$9.67 million. This equates to roughly \$470,000 in additional sales tax revenue received in 2019.



February 23, 2021

Mayor Ken Castner
Homer City Council
491 E. Pioneer Ave
Homer, AK 99603

Dear Homer City Council,

Kachemak Heritage Land Trust would like to thank the City of Homer for the grant support we received in 2020 as administered through the Homer Foundation. The matched funds were spent on the community effort to complete Phase II of the universally accessible Poopdeck Trail. KHLT teamed up with the City of Homer and Homer Independent Living Center to build an Americans with Disabilities Act (ADA) accessible trail on KHLT's in-town Poopdeck property, and, with permission, on the adjacent land owned by the City of Homer. We want to thank the City for this important funding opportunity that supports our local non-profits.

We look forward to the coming year and the opportunities that await us to further collaborate with other local businesses, organizations, and community members that help make the City of Homer such a special place. Thank you again for supporting Kachemak Heritage Land Trust's mission – conserving the natural heritage of the Kenai Peninsula for future generations.

Sincerely,

A handwritten signature in black ink that reads "Marie McCarty".

Marie McCarty
Executive Director

Thank you so
much for being a
wonderful partner!



P.O. Box 2703, Homer, Alaska 99603 - (907) 235-2647
www.kevinbellarena.org

February 22, 2021

Homer City Council
491 E. Pioneer Avenue
Homer, Alaska 99603

Dear Members of the City Council,

I would like to thank the Homer City Council on behalf of the Homer Hockey Association for providing funding to the City of Homer Grants Program administered by the Homer Foundation.

The Kevin Bell Arena provides recreational opportunities from September to April. These activities provide an opportunity for those in our community, who represent a diverse population, to interact with acceptance and respect for each other's differences while sharing a common interest.

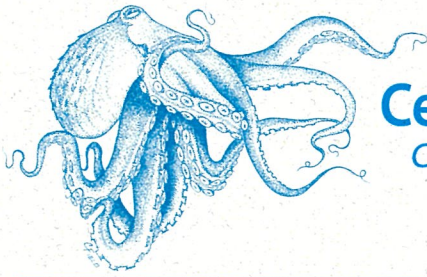
Some of the programs offered include USA hockey, high school hockey, men's and women's adult hockey, figure skating, broomball, curling, Learn to Skate programs, and recreational programs.

In addition to the varied recreational opportunities listed above, the KBA has brought thousands to our community since opening in 2005. We again want to thank the Homer City Council for their continued support of the Homer Hockey Association and the Kevin Bell Arena.

Sincerely,

A handwritten signature in black ink, appearing to read "John Mink", is written over the word "Sincerely,".

John Mink
HHA President



Center for Alaskan Coastal Studies

Celebrating Over 35 Years of Outdoor Education



708 Smokey Bay Way, Homer, Alaska 99603 • www.akcoastalstudies.org • Ph. 907-235-6667 • Email: info@akcoastalstudies.org

February 8, 2021

Homer City Council
491 East Pioneer
Homer, AK 99603

Dear Council Members,

The Center for Alaskan Coastal Studies (CACS) would like to thank the City of Homer for continuing to support local nonprofits in the community through the City of Homer Grants Program administered through the Homer Foundation. We are especially thankful for the \$1,000 in operational support we received in 2020 through this program.

Operational funds are very difficult to raise, yet so vital to the functions and sustainability of an organization. In 2020, the COVID pandemic presented extreme challenges to CACS as well as other local non-profits. We saw an 80% loss in earned revenue as well as a 60% loss in fundraising event income, which largely supports our operational needs. We thought outside the box, engaged in collaborations with other non-profits, such as the Pier One Theatre, and were able to run programs and host a few small virtual events. The generosity of the community and local businesses helped us recover some of these important unrestricted funds.

City of Homer grant funds are used primarily to support free and reduced price afterschool and community programs and our CoastWalk program. CoastWalk is conducted every fall and, even during the pandemic, we were able to clean 28 miles of beach, involve 169 volunteers and collect 860 lbs of marine debris. This program, started in 1984, is an important stewardship activity for the Homer community. In partnership with the City we were able to set up 4 recycling stations at key public venues (Karen Hornaday Park, Bishop's Beach, Mariner Park and the Water Trail Pavilion by the Nick Dudiak Fishing Hole). City of Homer grant funds were leveraged to help us get funding to support a summer high school intern who helped to install and monitor these recycling stations.

Thanks for your continuing support and the support of other non-profits in Homer, all contributing to the important work being done to promote a healthy ecosystem, and an engaged and connected community.

Sincerely,

Elizabeth Trowbridge

Executive Director





City of Homer

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Memorandum

TO: City Council
Through: Robert Dumouchel, City Manager
FROM: Janette Keiser, PE, Director of Public Works
DATE: February 23, 2021
SUBJECT: Update to Skyline Water Tank Aeration Project

Issue: The City issued a Task Order to DOWL engineers to design an aeration system for the Skyline Water Storage Tank, to improve water quality. The purpose of this memorandum is to provide an update on the investigation.

Background: The City disinfects its water supply with chlorine. Chlorine reacts with the tiny organic compounds our existing treatment system cannot remove from our source water to create byproducts, called Disinfection By-Products (“DBP”). One traditional way to reduce the DBP is to aerate the water. The City commissioned DOWL to design an aeration system that could be installed in the Skyline Water Storage Tank.

In the course of their investigation, DOWL engineers studied our water chemistry, conducted laboratory tests and analyzed our water distribution system parameters. Then, they applied their knowledge of DBP reduction chemistry to our conditions and made recommendations. Much to our surprise, they did not recommend aeration; instead, they recommended a different solution. Their recommended solution involves treating the water supply BEFORE it goes into the tank to reduce the organic compounds, thereby reducing the “food supply” that triggers the development of DBPs in the tank. This would not only reduce DBPs, but would facilitate other water quality improvements.

Reducing the organic compounds in the source water can be done by introducing a chemical into the water that would cause the tiny particles of organics to coagulate into particles that could be trapped by our filter membranes. This requires a precise application of precisely the right kinds of chemicals. To determine what kind of chemicals should be used, and at what rates, DOWL will be conducting laboratory tests, called “Jar Tests” at the Homer Water Treatment Plant.

We will be shifting funds that would have gone to complete the design of the aeration system to the completion of the Jar Testing. We are not seeking additional funding for this project at this time. We hope we can complete the studies and the adjustment to our water treatment processes, with the money that was already appropriated for the Water Tank Aeration Project.