

Agenda Planning Commission Regular Meeting

Wednesday, March 20, 2024 at 6:30 PM City Hall Cowles Council Chambers In-Person & Via Zoom Webinar

Homer City Hall

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

Zoom Webinar ID: 979 8816 0903 Password: 976062

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

CALL TO ORDER, 6:30 P.M.

AGENDA APPROVAL

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA 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, in which case the item will be moved to the regular agenda.

A. Unapproved Regular Meeting Minutes for March 6, 2024

PRESENTATIONS / VISITORS

REPORTS

- A. City Planner's Report PC-24-012
- B. Comp Plan Steering Committee ReportCPSC Unapproved Meeting Minutes for March 4, 2024

PUBLIC HEARINGS

- A. Staff Report PC-24-007, Request for Conditional Use Permit (CUP) 24-01 for More Than One Building at 1149 Virginia Way
- B. Staff Report PC-24-008, Request for Conditional Use Permit (CUP) 24-02 for More Than One Building at 1161 Virginia Way

C. Staff Report PC-24-009, Request for a Conditional Use Permit (CUP) 24-03 for More Than One Building at 1177 Virginia Way

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. City Manager's Report for City Council March 11, 2024
- C. City of Homer Newsletter March 2024
- <u>D.</u> City of Homer Event AnnouncementsComprehensive Plan Rewrite Community Open House

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 MAYOR/COUNCIL MEMBER (If Present)

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is **Wednesday, April 3, 2024.** A worksession is scheduled at 5:30 p.m. **A Joint Worksession with City Council will be conducted on Tuesday, March 26, 2024 at 3:00 p.m. to 4:50 p.m. for the Comprehensive Plan Rewrite.** All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

CALL TO ORDER

Session 24-05, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:32 p.m. on March 6, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. A worksession was conducted at 5:30 p.m. On the agenda was a presentation by Kinney Engineering with questions and answers on the draft Transportation Plan.

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

ABSENT: COMMISSIONERS BARNWELL AND CONLEY (EXCUSED)

STAFF: DEPUTY CITY CLERK KRAUSE, CITY PLANNER FOSTER, COMMUNITY DEVELOPMENT DIRECTOR

ENGEBRETSEN

AGENDA APPROVAL

Chair Smith requested a motion and second to approve the agenda as presented.

HIGHLAND/SCHNEIDER MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

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

A. Unapproved Regular Meeting Minutes for February 21, 2024

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report PC-24-006

City Planner Foster provided a summary of his staff report to the Commission. He provided further details on the following:

- Ordinance on Short Term Rentals failed;
- Attendance at a training event conducted by the National Flood Insurance Program
 - This is the first community that he has worked where there are coastal flood plains and no riverine flood plains
 - Learned guite a bit on management from mapping to development
 - o Title 21 covers development in flood plains
 - Next time this program training is offered the Associate Planner will attend the training as well as it is very informative.
- Adding the Transportation Plan to the March 20th agenda with a tentative date of April 3rd for the Public Hearing on the document if the Commission determines more time is needed for review;
- A joint worksession with Council is scheduled for Tuesday, March 26th from 3:00 p.m. to 4:50 p.m. on the Comprehensive Plan process with a presentation by Agnew::Beck;
- The first Public Meeting for the Comprehensive Plan is an Open House and will be conducted on Thursday, March 28th at Islands and Ocean Visitor Center;
- Appeal was filed by Doyon Limited on CUP 23-08, Lighthouse Village Development;
 - Reminded the Commission not comment or discuss the proceeding to anyone as this may be remanded back to the Commission.

Chair Smith stated that he will not be in attendance for the March 20th meeting, and is unsure if he can attend the joint worksession on March 26, noting that Commissioner Barnwell will be out as well those dates and in order to conduct the meetings they will need to have a quorum present and Commissioner Highland would as the next senior member of the Commission be acting Chair for those meetings.

City Planner Foster will distribute an email to the Commission to verify attendance since Commissioner Conley was absent.

Commissioners Highland, Venuti, Schneider and Stark confirmed that they would attend those meetings. It was noted that a preference for the Commissioner chairing the meeting be present in person although Commissioner Highland has conducted the meeting quite effectively via Zoom before.

City Planner Foster responded to Commissioners questions regarding the following topics:

- purpose of the joint worksession scheduled with Council and what the content will be including documents for review; and
 - This meeting is or will be a kick off to the start of the many public meetings to be introduced by the consultant, Agnew::Beck and presentation of their development plan.
- Stakeholders listed in the minutes of the Comp Plan Steering Committee last meeting did not include general contractors or building contractors, many of his clients that are actually doing the work and they should be included.

- The list of stakeholders actually comprises about five to six pages and the minutes do not reflect the entire listing. City Planner Foster will double check to make sure that contractors are included.
- Differences in Flood Plain versus the flooding that was experience out East End Rd near the Bagel Shop that happens repeatedly and how training could impact that issue.
 - o Flood plains in the program is dependent on mapping in the community such as coastal mapping, or as in Soldotna and Kenai with the Kenai River there is riverine mapping and with each of those there is determined base flood elevation and is based on certain events with a 1% chance you will have a flood event. There are other types of flooding in a community such as steep hills and poorly draining soils which we then see flooding but those events cannot be mapped and are not included in the program.

PUBLIC HEARINGS

PLAT CONSIDERATIONS

A. Staff Report PC-24-010, RNK Subdivision Preliminary Plat

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

City Planner Foster reviewed Staff Report PC-24-010 for the Commission. He provided description and location of the requested action and noted the following items the plat did not meet requirements on:

- shared driveway easement needed the north property boundary identified;
- corrections to plat note regarding reference to the Kenai Peninsula Borough should state City of Homer;
- existing utilities should be shown on the plat;
- a recent recorded document showed a shared easement over existing gravel driveway was not indicated;
- The bluff area exceeds 20% grade and is not indicated on the plat.

There was no applicant present.

Chair Smith opened the public comment period and seeing that there were no members of the public in chambers and those attending via Zoom not indicating they wanted to comment, the Chair closed the public comment period and opened the floor to questions or comments from the Commission.

The Commissioners did not present any questions for the City Planner and the Chair requested a motion and second.

HIGHLAND/VENUTI MOVED THE PLANNING COMMISSION ADOPTS STAFF REPORT PC-24-010 AND RECOMMENDS APPROVAL OF THE PRELIMINARY PLAT TO DIVIDE ONE LARGE LOT INTO TWO SMALLER LOTS WITH THE ADDITIONAL COMMENTS AS FOLLOWS:

1. STAFF UNDERSTANDS THAT THE UTILITY EASEMENT WOULD BE GRANTED TO THE CITY OF HOMER, AND THEREFORE SHOULD BE ACCEPTED BY THE CITY VIA THE CITY MANAGER'S SIGNATURE ON THE PLAT.

- 2. RECOMMEND THE SURVEYOR PROVIDE THE APPROXIMATE LOCATION OF KNOWN EXISTING MUNICIPAL WASTEWATER AND WATER MAINS, AND OTHER UTILITIES WITHIN THE SUBDIVISION AND IMMEDIATELY ABUTTING THERETO OR A STATEMENT FROM THE CITY INDICATING WHICH SERVICES ARE CURRENTLY IN PLACE AND AVAILABLE TO EACH LOT IN THE SUBDIVISION TO THE PRELIMINARY PLAT.
- 3. SHOW AREAS OVER 20 PERCENT GRADE (BLUFF).
- 4. STAFF RECOMMENDS A PLAT NOTE INDICATING THE RECORDING OF DOCUMENT 2024-000356-0, A SHARED EASEMENT OVER THE EXISTING GRAVEL DRIVEWAY.
- 5. CORRECT THE FLOOD HAZARD NOTICE PLAT NOTE TO REFER TO THE CITY OF HOMER FLOODPLAIN ADMINISTRATOR, AND CITY OF HOMER FLOOD PLAIN CODE.
- 6. THE SURVEYOR HAS PROVIDED A STATEMENT IN THE APPLICATION COVER LETTER THAT THE PROPERTY WILL PROVIDE WATER AND SEWER SERVICES TO THE NEWLY SUBDIVIDED LOT. THESE IMPROVEMENTS WILL NEED TO BE COMPLETED PRIOR TO RECORDING THE FINAL PLAT OR THE PROPERTY OWNER CAN ENTER INTO AN INSTALLATION AGREEMENT WITH THE CITY.

A brief discussion on the number of items in the review that did not meet the requirements, they were consider typical items and caused no concerns to the City Planner and were sufficiently covered by the comments included in the motion recommending approval to the Borough Planning Commission.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Staff Report PC-24-011, Draft City of Homer Transportation Plan

Chair Smith introduced the item by reading of the title and deferred to Community Development Director Engebretsen.

Community Development Director Engebretsen requested the Commission to map out the meetings that they feel is needed to review and discussed the proposed Transportation Plan. She noted the intent was to have it in the worksession today and now at the regular meeting then have a public hearing at the next regular meeting however, if the Commission feels that one more meeting to review and discuss the plan with a public hearing on April 3rd is quite doable as well. This will help in scheduling staff and other items as well. The Commission can schedule a worksession before the next regular meeting as well. Ms. Engebretsen stated that she was unsure if the budget allowed for more of Kinney Engineering to spend more time but that Leon Galbraith, the new City Engineer and Special Projects Coordinator, previously worked for Kinney Engineering and is qualified to answer questions on this project. She further advocated for the Commission to determine the dates so they can be advertised on the website.

Commissioner Highland requested that they address that after they spoke tonight since they may find out that they do not need another worksession or meeting on the Transportation Plan.

The Commission and Ms. Engebretsen were in consensus on that plan of action.

Ms. Engebretsen directed the Commission to focus specifically on pages 36 through 45 in the Recommendations section of the draft plan noting that these are the things the city would be working on as priorities or tasks going forward. She requested the Commission to make recommendations to Council, so if there were any particular clarifications or items the Commission would like to see that information would be helpful.

Commissioner Highland requested clarification on the following items for her personal understanding of the plan:

- On page 10 of the plan (page 45 of the packet)
 - o Where is Bluff Road?
 - Bluff Road is located right at the edge of city limits as you are heading out of town, it is on the left hand side of the road, after the curve, between the entrance to Moore & Moore business and Dutchboy Landscaping business entrances. They are referring to Non-motorized Transportation infrastructure from Rogers Loop to Bluff Road.
 - o Where is Glenview Street?
 - Glenview is located off the Sterling Highway between Soundview Avenue and Homer Middle School. It has been there well over 15 years and previously named Thomas.
 - O Where is Brown Bear Loop?
 - That is located near the McDonald's there is infrastructure right to the North West corner of Beluga Lake, near the Bear Viewing businesses.
 - Under Lampert Loop it is noted as Lambert Lane to Lambert Lane and it should probably be Lampert.
- On page 19 of the plan (page 54 of the packet)
 - o Under City of Homer Port & Harbor, recommended adding industrial
- On page 22 of the plan (page 57 of the packet)
 - In the second paragraph it states that the Planning Commission reviews the HART criteria every other year and she expressed not having a recollection of the Commission reviewing the criteria.
 - It was reviewed more frequently by the Parks, Art, Recreation & Culture Advisory Commission and it was reviewed by the Planning Commission in years past and Ms. Engebretsen explained she wanted to have the Planning Commission get back to a biennial review of the criteria again.
 - Provided clarification on the implementation of the Roads and Trails Plan and five year budget that was created during the former Public Works Director's tenure which allows the city to plan and implement projects.
 - Staff will be bringing this document to the Commission in the coming months.

- Comparing the proposed Transportation Plan to the 2005 Transportation Plan
 - o The proposed new plan did not address streets and street lights
 - As the area grows will there be discussion on future street plans or will this document just provide the overview?
 - Traffic modeling was done in the 2005 Transportation Plan
 - Proposed Transportation Plan did not include that scope of work
 - Included a 1 percent (1%) of traffic growth to existing numbers
 - Review page 14 of the plan (page 49 of the packet) shows two roads or segments that in 20 years would need to be addressed.
 - This could be alleviated by construction or use of connecting roads that people could access to stay off the main road.

A discussion was held on addressing issues such as timing for traffic signals to better facilitate the flow of traffic during specific times of the day, week and year; whether a two lane road with a turning lane would be adequate to handle the future expected increase in traffic; the reported traffic count and formula represented in the plan shown on page 12 (page 47 in the packet) requires the city to start planning for larger roads to be able to handle projected capacities.

Ms. Bowie with Kinney Engineering provided information on policies that can be used to address the things the city does not have control over. Planning for large roads can offer a point A to point B when there are limits or you can use smaller roads to connect and make a network which is what the proposed plan talks about, these smaller roads provide a more direct route of travel and provide opportunities for pedestrians and bicycles as well. You then do not have to funnel everyone to one big road.

City Planner Foster and Community Development Director Engebretsen facilitated additional discussion on the following topics:

- Ocean Drive and Homer Spit Road
- Lake Street Intersection at Pioneer project was scrapped for the lack of funding
- Kachemak Drive
- The scattered process to recommend project for the State STIP list
- Identifying projects for the Capital Improvement Plan
- More connectivity in the network of roads over the funneling towards one or two entrances to a location.
- More connectivity within the community with non-motorized infrastructure so there are different ways to visit areas within the community.
- What is the responsibility of the Planning Commission, City Council and the Borough with regard to these objectives in this document as presented to the Commission?
 - Transportation is one of the elements of the overall Comprehensive Plan so this document is a part of that and provides the policies and projects and it is up to the city and the Commission when discussing the HART program and Capital Improvement Plan to decide what objective to work on, so it acts as a road map.

- It is important that the Commission has the discussion about which of the recommendations that are proposed in the draft plan they support and want to prioritize.
- Commission can develop a strategic plan that is updated every year and include projects or topics such as a truck route that the Commission wants to work on for the year. This will assist staff in developing their budget and work plan.
- Using short, mid and long term verbiage in the plan document would assist in getting the public and others acceptance due to those terms being widely employed, even though they may not have worked quite so well in the previous document.
- Multiple lanes can provide benefits to moving traffic and would benefit Ocean Drive/Homer Spit Road to have a center turn lane.
 - o There is no project currently to provide a center turn lane by the State.
 - Ocean Drive has 100 foot Right of Way and instead of installing a proper bike lane they
 moved the crest of the road over a little to create the "Bike Lane"
 - Only project known is for erosion control on the Homer Spit Road so it doesn't wash out, just basically keeping what is currently there.
- Using terms in years fits better with current existing plans such as the Five year Roads Plan that Public Works has in place.
- The draft Transportation Plan is a 20 year plan.
 - Interest of the Commission to prioritize in short, mid and long term projects is acknowledged, city lacks control on funding for some of these projects since they are under the State's control
 - Kachemak Drive was provided as an example of a project that was included for many years in the City Capital Improvement Plan and supported strongly for the STIP and was selected.
- The Transportation Plan will not tell how to solve a problem but will acknowledge there is a problem and that it needs to be addressed and the Community wants to have it addressed as it is shown in the plan.

Commissioner Highland suggested that the Commission review pages 36 through 45 and start working their way through the recommended policies.

Ms. Engebretsen reminded the Commission that Commissioner Barnwell has reviewed and provided his recommendations by Section and Pages. Each Commissioner can submit to the City Planner or herself their recommendations individually and staff can create a spreadsheet rather than line by line as a more efficient review.

Chair Smith called for a ten minute recess at 7:50 p.m. He called the meeting back to order at 8:02 p.m.

Chair Smith suggested the Commission review meetings schedule for the review of the draft Transportation Plan in response to questions posed by Commissioner Venuti on next steps and the suggestions provided by Ms. Engebretsen.

The Commission expressed by consensus the desire to have comments or recommendations submitted to Staff and this will be on the agenda for April 3, 2024 and will allow for participation by Commissioner Conley since Commissioner Barnwell has already provided his review. It was noted that there may not be a quorum for the March 20th meeting, but they can schedule a worksession and regular agenda discussion on April 3rd and the soonest a public hearing could be scheduled would be April 17th but could push it to May 1st which would be a safer date.

The Commission agreed by consensus that they would review the plan draft individually and submit recommendations, concerns or comments to staff for review and discussion at the April 3, 2024 regular meeting and worksession and then conduct the Public Hearing on May 1, 2024

A brief discussion evolved on speed limit on East End Road being reduced to 35 to allow safer egress for the Cottonwood Horse Park and Jack Gist Park users and that the city can advocate for a reduction to the state but has limited if any control over the speed limit unless they are granted a temporary reduction similar to the Homer Spit Road.

INFORMATIONAL MATERIALS

- A. Planning Commission Annual Calendar
- B. City Manager's Report for City Council February 26, 2024

Chair Smith noted the items under Informational Materials.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL MEMBERS

COMMENTS OF THE COMMISSION

Commissioner Highland commented that she would like to have the City Manager speak to the Commission regarding visioneering, with all the changes occurring she would like to get his perspective and guidance on their roles as the Commission. She also commented on the deliberations process and why she is in favor of doing them in the public, having the discussion with the developers present so they hear what the Commission is thinking

Commissioner Venuti stated it was a good meeting and expressed his appreciation for the staff and their work.

Commissioner Stark expressed his appreciation for Community development Director Engebretsen and City Planner Foster for all they work that they do and acknowledged it was never easy trying to satisfy everyone but they appreciate all the work that they do. He expressed thanks to the Clerk for hanging in with them always, the Commission and requested the Chair if he could provide his debrief on the Chamber of Commerce meeting.

Chair Smith stated that Commissioner Stark should provide his report at this time.

Commissioner Stark provided a brief report on the Chamber of Commerce meeting noting that Doyon Limited made a presentation on their proposed project and announced that they filed their appeal of the Commission decision. Mr. Stark started to provide additional details on the comments made by the representative for Doyon and was stopped by Staff whom reminded him that since they filed the appeal no details could be discussed as it would be considered ex parte and will also need to be declared if the item is remanded back to the Commission.

Commissioner Schneider commented on the information stated by Doyon was within the confines of a public meeting so was unsure how this could be considered ex parte.

Staff explained how as a Commission if the action is remanded back to them, not all Commissioners were present so did not have firsthand knowledge, so Commissioner Stark should disclose he attended the meeting and what was disclosed, it is not information was specifically told to Commissioner Stark, but to the group in attendance at the Luncheon, however he was the only member of the Commission present at the time. This keeps everything as transparent as possible in the proceedings.

Commissioner Schneider expressed his appreciation for the explanation on that and with the Transportation Plan and how it fits, what the Commissioners roles are and commented that he was excited to start the conversation and looks forward to the process.

Chair Smith inquired if the City Planner wanted to cancel the March 20th meeting or is there other items for the Commission to address for the agenda.

City Planner Foster noted that there will be three public hearing items that cannot be postponed.

Chair Smith acknowledged that and stated it was a good meeting, expressed his thanks to all present and adjourned the meeting.

ADJOURNMENT

There being no further business Chair Smith adjourned the meeting at 8:25 p.m. The next regular meeting is scheduled for **Wednesday, March 20, 2023 at 6:30 p.m.** A worksession will be held at 5:30 p.m. prior to the regular meeting. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

| RENEE KRAUSE, MMC, DEPUTY CITY CLERK II | |
|---|--|
| Approved: | |





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

Staff Report Pl 24-012

TO: Homer Planning Commission FROM: Ryan Foster, AICP, City Planner

DATE: March 20, 2024

SUBJECT: City Planner's Report

Draft Transportation Plan Comments

At the March 6, 2024 Regular Meeting, the Commission agreed by consensus that they would review the plan draft individually and submit recommendations, concerns or comments to staff for review and discussion at the April 3, 2024 regular meeting and worksession and then conduct the Public Hearing on May 1, 2024. Please provide comments by COB March 27 so they can be included in the April 3, 2024 meeting packet.

Comprehensive Plan Update March 26 Joint Work Session

On March 26, 2024 at 3pm in the City Hall Chambers, the City Council and Planning Commission is scheduled for a joint work session aimed at sharing information on the purpose, structure, benefits, and legal aspects of comprehensive plans, including relevant insights from other communities, best practices, and recommendations on how to create a successful comprehensive plan, from draft report to implementable, tangible outcomes.

Comprehensive Plan Update March 28 Open House

March 2024 kicks off the interactive process of creating the new Comprehensive Plan that will guide Homer residents, leaders, organizations and partners over the next twenty years.

The best plan will be written collaboratively with the Homer community. So we need to hear from you, Homer! We invite you to participate and share your thoughts at any point in the process to create this Comprehensive Plan together!

Join Us for the Comp Plan Kick-Off Community Open House Thursday, March 28 6 - 8 pm Alaska Islands & Oceans Visitor Center Staff Report PL 24-012 Homer Planning Commission Meeting of March 20, 2024 Page **2** of **2**

Go to the Homer Comprehensive Plan Update website at www.homercompplanupdate.com

Meeting Schedule

The next regular meeting date is Wednesday, April 3, 2024.

CALL TO ORDER

Session 24-03 a Regular Meeting of the Comprehensive Plan Steering Committee was called to order by Chair Kathy Carssow at 3:30 p.m. on March 4, 2024 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar.

PRESENT: COMMITTEE MEMBERS CARSSOW, DAVIS, ERICKSON, & KIM

ABSENT: COMMITTEE MEMBER BARNWELL

STAFF: CITY CLERK PETTIT

CONSULTING: CITY PLANNER FOSTER

AGENDA APPROVAL

ERICKSON/KIM MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

APPROVAL OF MINUTES

A. Steering Committee Meeting Minutes of February 20, 2024

ERICKSON/KIM MOVED TO APPROVE THE FEBRUARY 20, 2024 STEERING COMMITTEE MINUTES.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

VISITORS/PRESENTATIONS

REPORTS

PENDING BUSINESS

A. Updated Public Participation Plan

Meg Friedenauer of Agnew::Beck began reviewing the updated document with the Committee. She highlighted the following changes:

- Updated the calendar to align with the community visits, noting that community visit #5 was still to be determined.
- Aligned all the other dates as they show up in the other areas of the plan.
- Revision of the community and partner stakeholders list.
- Added "engage youth and students by working with Homer High School to arrange a
 visit and activities with a social studies or civics class or the student council to gather
 input on vision, values, challenges, and opportunities" to the Community Visits
 portion of potential outreach activities.

 Added KBBI, KGTL, KHCX under Notices, Radio Announcements, and Local Radio Programs.

Committee Member Erickson suggested that local banking and lending people be included in the financial considerations as she felt they would be able to give a better perception of what's going on in Homer. She also suggested included the Kenai Peninsula Borough given that the City is married to the Borough in many ways.

Committee Member Davis added that it might be beneficial to change 'Financial Considerations' to 'Municipal Financial Considerations.'

Ms. Friedenauer stated that she would include additional entities under the 'Quality of Life' after it was brought to her attention by Ms. Erickson that South Peninsula Hospital was the only organization associated with 'Quality of Life.' Ms. Erickson added that South Peninsula Hospital is all over the community and partner stakeholder list, and felt that an organization like the EDC would fit better in place of the hospital. Chair Carssow provided her input, stating that the Homer Foundation should be added to the 'Quality of Life' as well. She also added that the Saturday Farmer's Market could be included in the community events as well, reasoning that setting up a booth there would be a great way to get a lot of input from a diverse cross-section of the community.

Committee Member Kim asked if any metrics existed in determining how much of a sample size would be needed to have statistically valid data. Ms. Friedenauer fielded his question, stating that when Agnew::Beck looks at a population they look at both the population and the demographics. She continued, saying that they ask a few demographic questions on the survey and compare those to the demographics of the population. Ms. Wade also spoke to Mr. Kim's question, saying that Agnew::Beck is prioritizing representation so that those responses align with the community's demographics.

B. Project Website: https://homercompplanupdate.com

Shelly Wade of Agnew::Beck provided a brief demonstration of the project website before asking for initial reactions and feedback from the Committee Members. Committee Members Davis and Erickson shared that they felt pictures of downtown Homer would be a better fit for the project webpage, as opposed to photos of the harbor. They reasoned that this plan is going to affect where people live and work, and that the harbor isn't involved in the comprehensive plan. They suggested photos of the main streets and areas of downtown Homer. Ms. Wade asked that Committee Members submit any photos they may have that could be used for the project website.

Committee Member Kim suggested having more information pertaining to the City on the website, citing boundaries of the City and duties of the City as outlined in City Code as possible additions.

C. Draft Community Visit #1 Framework

Ms. Wade reviewed the Community Visit #1 Framework, highlighting the changes that had been made since the last time the group met. City Planner Foster chimed in, noting that the group is confirmed at the Islands and Oceans auditorium on the evening of Thursday, March 28th. He added that the venue can accommodate up to 125 people. He continued, sharing that the group has been penciled in at the Kenai Peninsula College for Tuesday the 30th, and that he would let the group know when it is confirmed. Lastly, he added that the group is confirmed for the Port & Harbor Advisory Commission meeting for Wednesday the 27th. Chair Carssow also suggested reaching out to the grocery stores in the

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area in an attempt to set up a survey. Some of the grocers mentioned were Save-U-More, Safeway and Cole's Market.

Committee Member Kim shared his concern that many of the groups that are being targeted for input tend to be older. He said that this worries him that the data captured at these events will only be geared towards the older demographics in Homer. He inquired about the possibility of tracking demographics when engaging in surveys in order to detect any bias in the data that is captured.

The group suggested hosting an event at Alice's Champagne Palace for their famed Trivia Night during one of the community visits. Agnew::Beck agreed that it was a great idea and said that they would attempt to get in touch with Alice's.

NEW BUSINESS

A. Draft Project Flyer

Ms. Wade began review of the Draft Project Flyer. Many of the Committee Members shared the same sentiment that they felt, stating that the pictures on the flyer weren't representative of what the Comprehensive Plan is going to be accomplishing. They said there were too many tourist and scenery oriented photos, and not enough photos of the residential and business districts around Homer. Ms. Wade urged the Committee to send her any pictures that they had in order to start compiling a library of photos that would be appropriate for this project.

INFORMATIONAL MATERIALS

COMMENTS OF THE AUDIENCE

Avram Salzmann commented via Zoom, stating that he wanted to reemphasize potentially calling upon some group in one of the local schools to provide some input, noting that the Student Council at Homer High School would be a great group to work with. He added that he agreed with Committee Member Kim's idea of trying to reach the younger demographic in Homer, stating that community recreation could be a good place to do that. Lastly, he asked for the group to try and include some form of measurement in terms of socioeconomic status.

Scott Adams, city resident, outline the schedule for various programs at the SPARC (South Peninsula Area Rec Center), suggesting that these might be good opportunities to catch some younger people around Homer. He continued with some more of his concerns, highlighting that the Guiding Growth in Homer group is the only group with a scheduled meeting on the project agenda. Next, he shared his concerns that neither Anchor Point or Kachemak City are mentioned in the plan, noting that many people that live in those communities work in Homer. Lastly, he spoke to the lack of sidewalks in Homer, providing that many children live within a mile of their respective schools and have no safe way of walking to school.

COMMENTS OF THE CITY STAFF

COMMENTS OF THE TASK FORCE

ADJOURNMENT

ERICKSON/DAVIS MOVED TO ADJOURN THE MEETING.

There was no discussion.

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COMPREHENSIVE PLAN STEERING COMMITTEE REGULAR MEETING MARCH 4, 2024 UNAPPROVED

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There being no further business to come before the Committee, Chair Carssow adjourned the meeting at 4:50 p.m. The next regular meeting is Monday, March 18, 2024 at 3:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers and via Zoom Webinar.

| ZACH PETTIT, DEPUTY CITY CLERK I | |
|----------------------------------|--|
| Approved: | |

031124 zp 4





491 East Pioneer Avenue Homer, Alaska 99603

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

Staff Report 24-007

TO: Homer Planning Commission FROM: Ryan Foster, AICP, City Planner

DATE: March 20, 2024

SUBJECT: Conditional Use Permit (CUP) 24-01

Synopsis The applicant requests a Conditional Use Permit (CUP) per HCC 21.14.030 (i), More than one building containing a permitted principal use on a lot. The applicant proposes three single dwelling units at 1149 Virginia Lynn Way.

Applicant: Paul Hueper

3901 Pennock Street Homer, AK 99603

Location: 1149 Virginia Lynn Way

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB

LOT 55

Parcel ID: 17913304 Size of Existing Lot: 0.34 acres

Zoning Designation: Urban Residential District

Existing Land Use: Construction started on property

Surrounding Land Use: North: Residential

South: Vacant

East: Residential under construction

West: Residential

Comprehensive Plan: Chapter 4, Goal 1, 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: KWF Wetlands Assessment Discharge Slope on the property.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

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

Public Notice: Notice was sent to 27 property owners of 32 parcels as

shown on the KPB tax assessor rolls.

Staff Report 24-007 Homer Planning Commission Meeting of March 20, 2024 Page 2 of 9

ANALYSIS: The applicant proposes three single dwelling units at 1149 Virginia Lynn Way.

The applicant submitted an application for a zoning permit for 4 dwelling units, a duplex and two single family dwellings, in May of 2023. At the time of the Ordinance 23-40 Amending Title 21 Regarding Conditional Use Permits approved by City Council on August 28, 2023, the zoning application was incomplete and a zoning permit had not been issued. Per Ordinance 23-40, the Urban Residential District would now require a conditional use permit for more than one building containing a permitted principal use on a lot. A conditional use permit, CUP 23-09, was submitted by the applicant with a public hearing held on December 6, 2023 at the Planning Commission regular meeting. The Planning Commission denied CUP 23-09 at that meeting.

PARKING: The applicant is required to provide 2 spaces per dwelling unit for a total of 6 spaces, though if the units are one-bedroom, the number of spaces required may be reduced by three spaces. The six parking spaces identified on the draft site plan for three single dwelling units meets or exceeds the required number of spaces.

DENSITY: The minimum lot size for single and duplex dwelling structures shall be a minimum of 7,500 square feet. The lot size is approximately 14,810 square feet. The minimum lot size is met.

CONSTRUCTION WITHOUT A ZONING PERMIT: The applicant has started construction on the property. It appears the shell of a single family dwelling has been erected on the property. The applicant has noted that all construction activities have ceased at this time. Per the City of Homer Fee Schedule, a zoning permit application would require a higher fee, Fees for commencing activities, without a permit, shall be assessed at the regular rate multiplied by one and one half (1.5) for Residential and two (2) for Commercial.



Photo of the three single family dwellings under construction



Photo of one of the three units under construction

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

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

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

HCC 21.14.030 (i.) More than one building containing a permitted principal use on a lot

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

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

Staff Report 24-007 Homer Planning Commission Meeting of March 20, 2024 Page 5 of 9

HCC 21.14.010 Purpose. The Urban Residential District is primarily intended to provide a sound environment for medium-density residential occupancy including single-family, duplex and low-rise multiple-family dwellings of various types and designs and other compatible uses as provided in this chapter.

Applicant: Urban residential was meant for higher densities of occupied living spaces...This design allows for higher densities, while maintaining a lot of open space.

Analysis: The three single dwelling units are permitted uses with a conditional use permit per HCC 21.14.030 Conditional uses and structures. These uses are compatible with the Urban Residential Zoning District.

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

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

Applicant: Because of the house designs superior quality, available open space, and proposed layout... Overall, this design should improve property values.

Analysis: Many uses in the Urban Residential district have greater negative impacts than three single dwelling units. Other permitted uses such as parks and playgrounds, home occupations, or schools, would have a similar impact on nearby property values.

Finding 3: Three single dwelling units 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.

Applicant: These stylish small homes will flow nicely with the quality homes in the neighborhood.

Analysis: Existing uses of the surrounding land are currently residential to the north east, and west, a vacant lot to the south. All surrounding lots are zoned Urban Residential and roughly equal in shape and size. Residential uses are in character with the surrounding land uses.

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

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

Staff Report 24-007 Homer Planning Commission Meeting of March 20, 2024 Page 6 of 9

Applicant: Yes - easily.

Analysis: City sewer and water services are already provided to the property.

Finding 5: Water, sewer, and fire services are adequate to serve the proposed three single unit dwellings.

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

Applicant: The total square footage of living space (with no garages) at 2160 sf should flow nicely with the neighborhood...Especially considering the zoning is urban residential. No – Virginia Lynn Way and Pennock Street can easily handle the volume of traffic.

Analysis: The project corresponds to the purpose statement, as it provides residential development at a density allowable in code. Three single dwelling units should not create harmful effects on neighborhood character.

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

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

Applicant: No – Not at all! Just the opposite...More housing means more affordable housing in Homer, which is desperately needed.

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

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

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

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

Staff Report 24-007 Homer Planning Commission Meeting of March 20, 2024 Page 7 of 9

permit for construction. A US Army Corps of Engineers Wetlands Delineation letter dated November 27, 2006 notes that this property consists of uplands with no wetlands.

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

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

Applicant:

- 1)"Land Use Goal 1: This project is designed to "increase the supply and diversity of housing while projecting community character".
- 2) The intent of Homer's Comprehensive Plan is to develop more "compact developments in a way that enables the private sector to develop denser housing, particularly infill housing THAT IS ATTRACTIVE, WELL BUILT, AND FITS WELL WITHIN THE EXISTING HOMES".
- 3) "More diverse housing areas and higher density mixed use residential".
- 4) "Accomodate income and lifestyle diversity in Home".
- 5) "Create balanced development and project environmentally important areas".
- 6) Land Use Goal 6: 11Support Community efforts to establish affordable housing".
- 7) Summary, paragraph 6: "Maintaining a stock of QUALITY HOUSING for middle and low income housing will be important for Homer's future, particularly for housing YOUNGER FAMILIES within the City".

All of these points were pulled directly off of the Comprehensive Plan ... and have been the plan of the project right from the start. These points resonate with us!

The Comprehensive Plan matches very well with the intent and plan of this development:

- 1) A more compact developmeint
- 2) Denser housing that is ATTRACTIVE ... yet having plenty of open space
- 3) WELL BUILT
- 4) Fits well with existing homes in the area

5) The style, design, and size of these homes fits well for younger families

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include increasing the diversity of housing, encouraging infill, and supporting housing choice by supporting a variety of dwelling options (Chapter 4, Objectives A & C). This proposal promotes housing choice at a density that is appropriate for its proposed use.

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

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

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

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

- **1. Special yards and spaces**: No specific conditions deemed necessary.
- **2. Fences and walls:** No specific conditions deemed necessary.
- **3. Surfacing of parking areas:** No specific conditions deemed necessary.
- **4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- **5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- **6. Special provisions on signs:** No specific conditions deemed necessary.
- **7. Landscaping:** No specific conditions deemed necessary.
- **8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- **9. Control of noise, vibration, odors or other similar nuisances**: No specific conditions deemed necessary.
- **10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- **11.** A time period within which the proposed use shall be developed: No specific conditions deemed necessary.
- **12.** A limit on total duration of use: No specific conditions deemed necessary.

Staff Report 24-007 Homer Planning Commission Meeting of March 20, 2024 Page 9 of 9

- **13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- **14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

PUBLIC WORKS COMMENTS: None

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 24-01, **Staff Report 24-007** with findings 1-10 and the following conditions.

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

Attachments

Application with Site Plan and Elevation Drawing Compliance Review of Homer Comprehensive Plan Public Notice Aerial Map US Army Corps of Engineers Wetlands Delineation letter dated November 27, 2006



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

| Applicant | | | | |
|--|--|--|--|--|
| | 0-7-20 -1 | | | |
| Name: FAUL HUESES | Phone No.: 907-299-1860 | | | |
| Address: 3901 PENNOCK | ST. Email: AKWF@pm. ME | | | |
| Property Owner (if different than the applicant): | | | | |
| Name: TAUL HUEPER | Phone No.:907- 299- 1860 | | | |
| Address: SAME | Email: | | | |
| PROPERTY INFORMATION: | | | | |
| Addres 149 VILCIWA LYNN W. Offsize: 33 acres KPB Tax ID # 179-13 -04 | | | | |
| Legal Description of Property: VIRGINIA LYNN SUB, LOT 55 | | | | |
| For staff use: | r. • | | | |
| Date: | Fee submittal: Amount | | | |
| Received by: | _Date application accepted as complete | | | |
| Planning Commission Public Hearing Date: | | | | |

Conditional Use Permit Application Requirements:

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

Circle Your Zoning District UŔ RO CBD TCD **GBD** GC1 **BCWPD** RR GC2 MC MI **EEMU** Level 1 Site Plan X X X X Level 1 ROW Access Plan Х X Level 1 Site Development Standards X X Level 1 Lighting X Х Х X X X X Х Level 2 Site Plan X Х X, X X X X Level 2 ROW Access Plan X X X X х Х х Level 2 Site Development Standards x* X X X X Level 3 Site Development Standards X Level 3 ROW Access Plan DAP/SWP questionnaire

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

| a. | What code citation authorizes each proposed use and structure by conditional use permit? |
|----|--|
| | 21.14.030.I - MORE THAN ONE KWILDING CONTAING A PERMITTED PRINCIPAL USE. |
| b. | Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. ILRIBAN RESIDENTIAL WAS MEANT FOR HIGHER |
| | DENSITTES OF OCCUPTED LIVING SPACES THIS DESTEN ALLOWS FOR HIGHER DENSITTES, WHILE |
| c. | MAINTAING A LOT OF OPEN SPACE. How will your proposed project affect adjoining property values? BECAUSE OF THE HOUSE DESEGNS SUFERIOR QUALITY. |
| | OVERALL, THIS DESIGN SHOW IMPROVE PROPERTY VALUE |
| d. | How is your proposal compatible with existing uses of the surrounding land? THESE STYLESH, SMALL HOMES WILL FLOW NECELY WITH THE QUALITY HOMES IN THE NEIGHBORHOOD. |
| e. | Are/will public services adequate to serve the proposed uses and structures? YES-EASTLY. |
| f. | How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected? THE TOTAL SQUARE FOOTAGE OF LIVENES PARE (WITH NO GARAGES) AT INGUITABLE OF LIVENES PARE (WITH NO GARAGES) AT INGUITABLE OF SHOWN NICELY WITH THE NEIGHBOR HOOD. ESPECIALLY CONSIDERATIVE THE TOTAL LYNN WAY AND PENNOCK STREET NO-VIRGINIA LYNN WAY AND PENNOCK STREET CAN EASILY HANDLE THE VOLUME OF TRAFFIC. |
| | CAN EASTLY HANDLE THE VOLUME OF TRAFFIC. |

| g. | Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole? |
|------------------|--|
| | |
| | - NO-NOT AT ALL. JUST THE OPERATOR |
| | HOUS TAIL MAS NOT AN AND THE STATE OF THE ST |
| | TOUSTNO IN HOMEO, WILLIAM E |
| h. | How does your project |
| | How does your project relate to the goals of the Comprehensive Plan? Find the |
| 1 | www.cityofhomer-ak gov/planning/ |
| | |
| | TOTUE TOTAL TOTAL |
| Ĺ | OMMUNITY CHARACTER! (SEE CONTENIED! |
| i. 7 | |
| ā | The Planning Commission may require special improvements. Are any of the following |
| i | a component of the development plan, or are there suggestions on special mprovements you would be willing to make? Circles |
| c | mprovements you would be willing to make? Circle each answer and provide larification on additional pages if Yes is selected. |
| . / | The sis selected. |
| (1, | · (Ý)N Special yards and spaces |
| 5: 2. | Fences, walls and screening |
| DOEN 3. | Y/N Surfacing of parking areas |
| Open HINE | Street and road dedications and improvements (|
| 10KOVA 45. 6. | The state of the s |
| 1/7. | Y/N Special provisions on signs Landscaping |
| (C) \ \ 8. | Y/N Maintenance of the grounds to the |
| 9. | Y/N Maintenance of the grounds, buildings, or structures Y/N Control of noise, vibration, odors, lighting, the |
| | Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances |
| | |
| 1 | Y/N Time for certain activities |
| | Y/N A time period within which the proposed use shall be developed |
| 13. | W |
| 14. | TO THE PROPERTY OF THE PROPERT |
| | Y/N Other conditions deemed necessary to protect the interest of the community |
| | |
| Parking Q | uestions. |
| | |
| 1. Hov | w many parking spaces are required for your development? ℓ |
| lf m | ore than 24 spaces are required see HCC 21.50.030(f)(1)(b) |
| 2. Hov | w many spaces are shown on your parking plan? |
| | you requesting any reductions? |
| | |

- h) How does your project relate to the goals of the Comprehensive Plan?
- 1) "Land Use Goal 1:This project is designed to "increase the supply and diversity

of housing while projecting community character".

2) The intent of Homer's Comprehensive Plan is to develop more "compact

developments in a way that enables the private sector to develop denser housing,

particularly infill housing THAT IS ATTRACTIVE, WELL BUILT, AND FITS WELL

WITHIN THE EXISTING HOMES".

- 3) "More diverse housing areas and higher density mixed use residential".
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and low income housing will be important for Homer's future, particularly for housing

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- 3) WELL BUILT
- 4) Fits well with existing homes in the area
- 5) The style, design, and size of these homes fits well for younger families

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

CIRCLE ONE:

Owner of record

Lessee

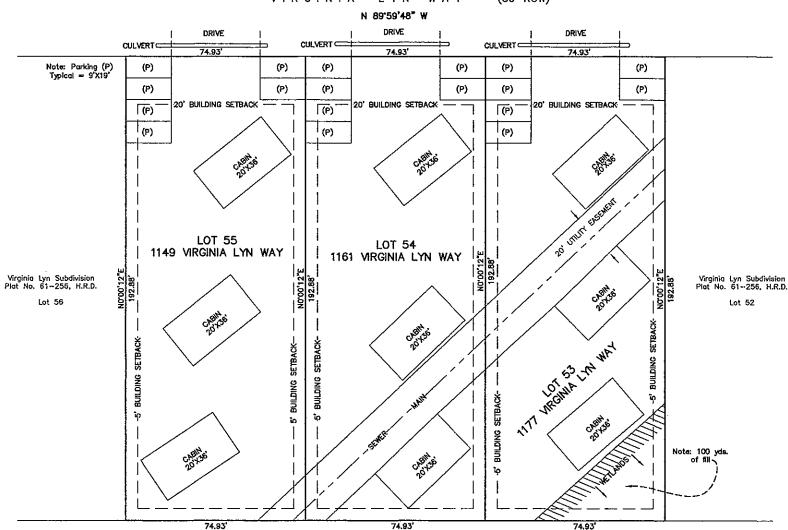
Contract purchaser

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

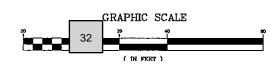
- (a) apply for the conditional use permit, and
- (b) bind the owner to the terms of the conditional use permit, if granted.

| Applicant signature: | and These | _{Date:} 11-1-23 |
|---------------------------|-----------------|--------------------------|
| Property Owner signature: | Houd Augen | Date: 11-1-23 |
| Property Owner signature. | How Hose | 2-13-23 |
| | 0111 | |
| | - Vard Streeter | J-15-55 |

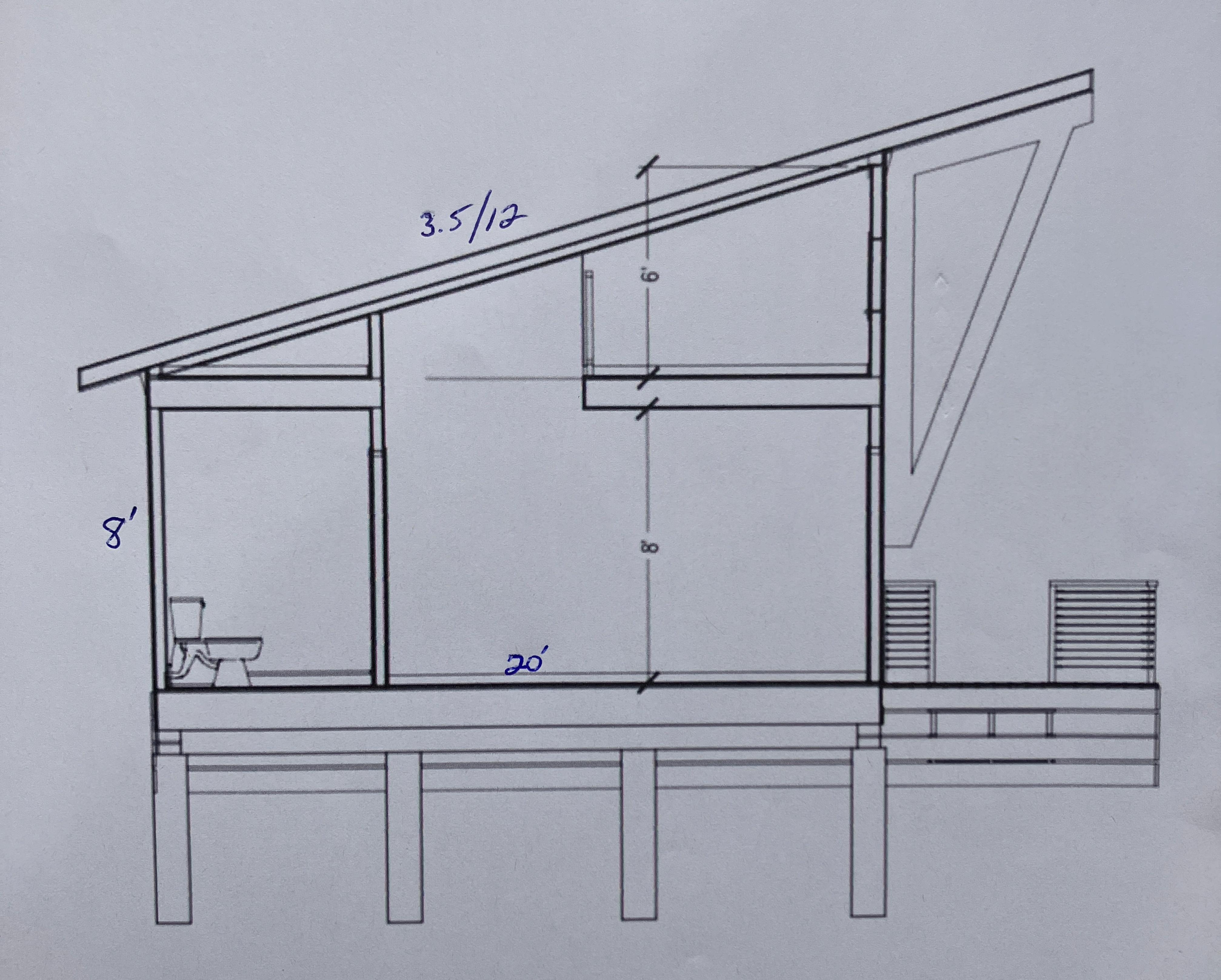
VIRGINIA LYN WAY (50' ROW)







N 89'59'48" W



CROSS SECTION ELEVATION

Review of comprehensive plan Land Use Chapter for CUP 24-01 RF 3.20.24

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

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

Staff: This project supports Objective A pattern of growth and density, with moderate density on a small lot zoned Urban Residential.

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

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

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

Staff: The project consists of three single-family dwellings, promoting housing choice and contributing to a quality neighborhood.

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

Staff: This project discourages sprawl with additional infill dwelling units at the scale and density of the Urban Residential zoning district and fits the moderate-density character planned just outside the city core.

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

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

N/A – not associated with mapping.

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

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

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

N/A – This area is under development, no change in impact is proposed.

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

N/A – not associated with other jurisdictions.

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

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

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

Objective B: Encourage high quality site design and buildings.

Staff: The proposal supports three new dwelling units that are required to submit a Zoning Permit and meet City requirements for site development.

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

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

Staff: The proposal is not found in the CBD.

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

Staff: N/A – not associated with a commercial/business purpose.

Finding:

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

CITY OF HOMER PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, March 20, 2024 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or inperson at Homer City Hall.

A request for Conditional Use Permit (CUP) 24-01, CUP 24-02, and CUP 24-03 per HCC 21.14.030 (i), More than one building containing a permitted principal use on a lot. The applicant proposes three single dwelling units at each of the following addresses:

1149 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 55

1161 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 54

1177 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 53

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

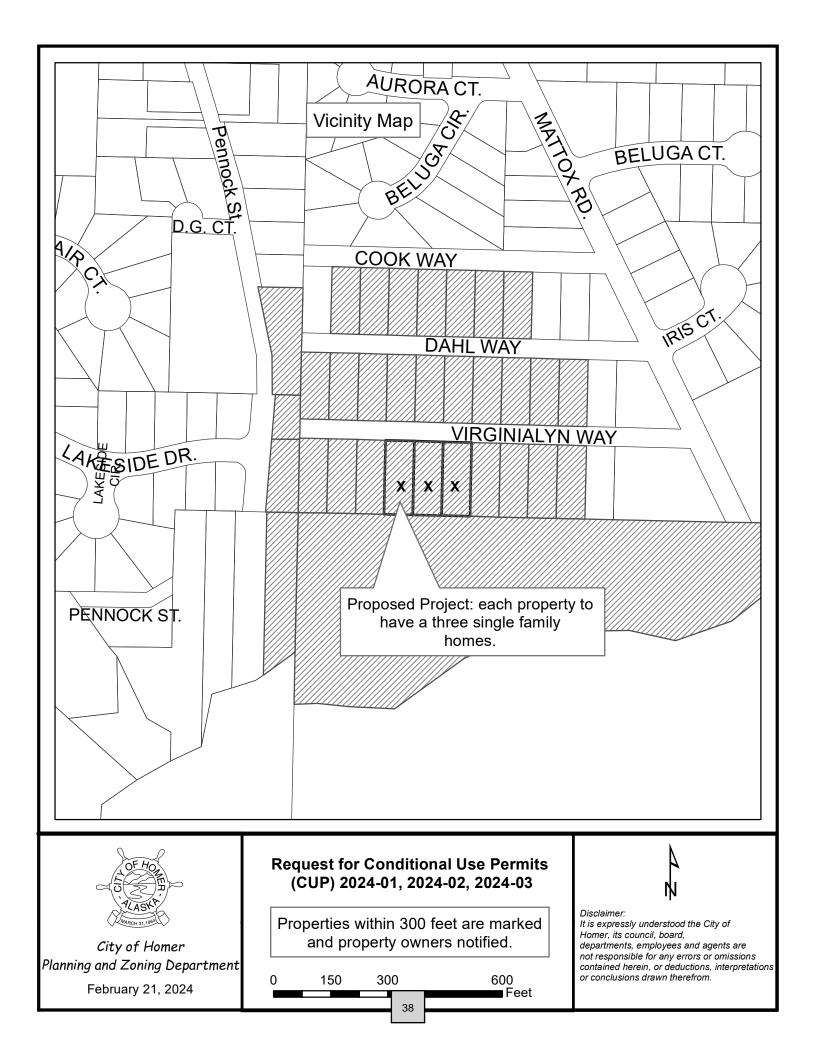
Meeting ID: 979 8816 0903 Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for March 15, 2024 at https://www.cityofhomer-ak.gov/calendar. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

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

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



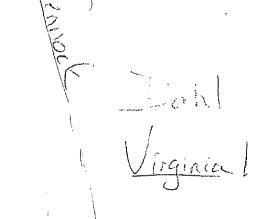
Vicinity Map, Google Earth





DEPARTMENT OF THE ARMY U.S. ARMY ENGINEER DISTRICT, ALASKA 805 FRONTAGE ROAD, SUITE 200C KENAI, ALASKA 99611-7755

November 27, 2006



Regulatory Branch POA-2006-1712-9

Mr. Ron Alderfer Alderfer Environmental P.O. Box 3465 Homer, AK 99603

Dear Mr. Alderfer:

This is in response to your September 29, 2006, request for a wetland determination for several parcels of land further described as Lots 35 to 40 and 53 to 58 of the Virginia Lynn Subdivision, within the SW ¼ NW ¼ NW ¼ Section 21, T. 6 S., R. 13 W., Seward Meridian, in Homer, Alaska, and; Latitude 59.6478°N, Longitude 151.5140°W.

Based on our review of the information you furnished and available to us and our October, 2006, site visit, we have preliminarily determined that the above property may contain wetlands under Corps regulatory jurisdiction. Enclosed is a delineation of the wetlands that occur on the property.

Therefore, Department of the Army (DA) authorization may be required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

Please be advised that land clearing operations involving vegetation removal in wetlands with mechanized equipment and other soil disturbances are considered placement of fill material under our jurisdiction.

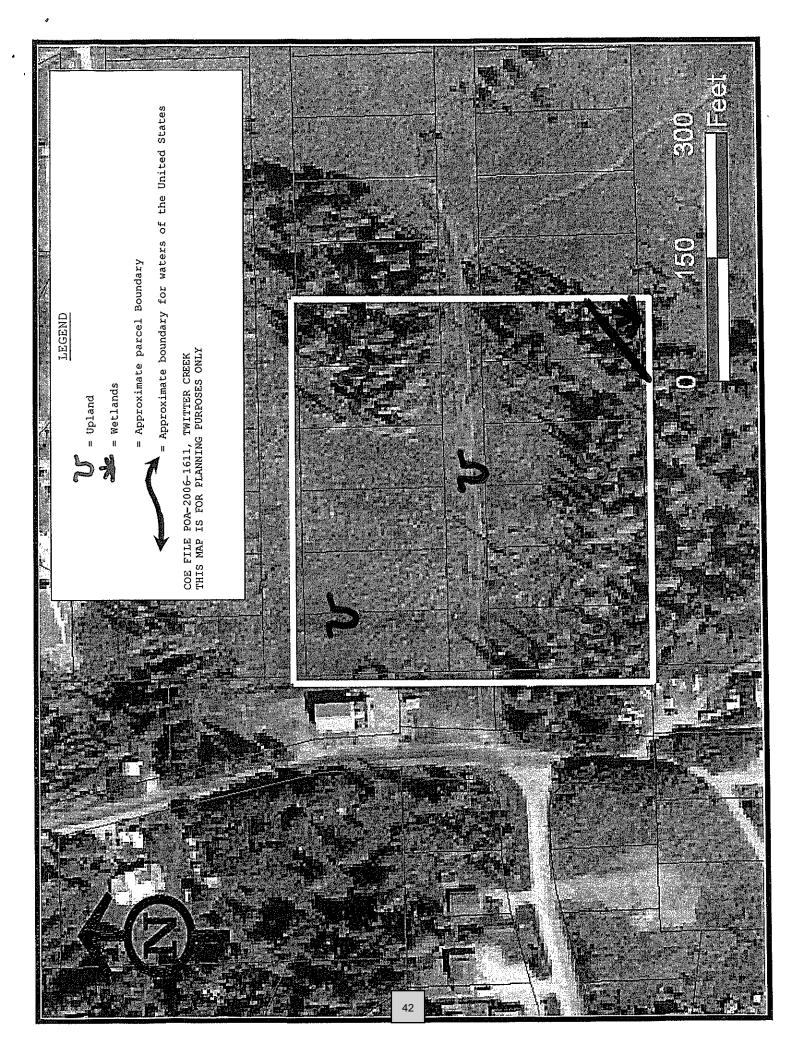
Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

You may contact me at (907) 283-3519, by email at lisa.m.gibson@poa02.usace.army.mil, or by mail at the letterhead address, if you have questions. For additional information about our Regulatory Program, visit our web site at www.poa.usace.army.mil/reg.

Sincerely,

Lisa M. Gibson Regulatory Specialist

Enclosures







491 East Pioneer Avenue Homer, Alaska 99603

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

Staff Report 24-008

TO: Homer Planning Commission FROM: Ryan Foster, AICP, City Planner

DATE: March 20, 2024

SUBJECT: Conditional Use Permit (CUP) 24-02

Synopsis The applicant requests a Conditional Use Permit (CUP) per HCC 21.14.030 (i), More than one building containing a permitted principal use on a lot. The applicant proposes three single dwelling units at 1161 Virginia Lynn Way.

Applicant: Paul Hueper

3901 Pennock Street Homer, AK 99603

Location: 1161 Virginia Lynn Way

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT

54

Parcel ID: 17913305 Size of Existing Lot: 0.34 acres

Zoning Designation: Urban Residential District

Existing Land Use: Construction started on property

Surrounding Land Use: North: Residential

South: Vacant

East: Residential under construction West: Residential under construction

Comprehensive Plan: Chapter 4, Goal 1, 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: KWF Wetlands Assessment Discharge Slope on the property.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

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

Public Notice: Notice was sent to 27 property owners of 32 parcels as

shown on the KPB tax assessor rolls.

Staff Report 24-008 Homer Planning Commission Meeting of March 20, 2024 Page 2 of 9

ANALYSIS: The applicant proposes three single dwelling units at 1161 Virginia Lynn Way.

The applicant submitted an application for a zoning permit for 4 dwelling units, a duplex and two single family dwellings, in May of 2023. At the time of the Ordinance 23-40 Amending Title 21 Regarding Conditional Use Permits approved by City Council on August 28, 2023, the zoning application was incomplete and a zoning permit had not been issued. Per Ordinance 23-40, the Urban Residential District would now require a conditional use permit for more than one building containing a permitted principal use on a lot. A conditional use permit, CUP 23-10, was submitted by the applicant with a public hearing held on December 6, 2023 at the Planning Commission regular meeting. The Planning Commission denied CUP 23-10 at that meeting.

PARKING: The applicant is required to provide 2 spaces per dwelling unit for a total of 6 spaces, though if the units are one-bedroom, the number of spaces required may be reduced by three spaces. The six parking spaces identified on the draft site plan for three single dwelling units meets or exceeds the required number of spaces.

DENSITY: The minimum lot size for single and duplex dwelling structures shall be a minimum of 7,500 square feet. The lot size is approximately 14,810 square feet. The minimum lot size is met.

CONSTRUCTION WITHOUT A ZONING PERMIT: The applicant has started construction on the property. It appears the shell of a single family dwelling has been erected on the property. The applicant has noted that all construction activities have ceased at this time. Per the City of Homer Fee Schedule, a zoning permit application would require a higher fee, Fees for commencing activities, without a permit, shall be assessed at the regular rate multiplied by one and one half (1.5) for Residential and two (2) for Commercial.



Photo of the three single family dwellings under construction



Photo of one of the three units under construction

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

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

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

HCC 21.14.030 (i.) More than one building containing a permitted principal use on a lot

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

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

Staff Report 24-008 Homer Planning Commission Meeting of March 20, 2024 Page 5 of 9

HCC 21.14.010 Purpose. The Urban Residential District is primarily intended to provide a sound environment for medium-density residential occupancy including single-family, duplex and low-rise multiple-family dwellings of various types and designs and other compatible uses as provided in this chapter.

Applicant: Urban residential was meant for higher densities of occupied living spaces...This design allows for higher densities, while maintaining a lot of open space.

Analysis: The three single dwelling units are permitted uses with a conditional use permit per HCC 21.14.030 Conditional uses and structures. These uses are compatible with the Urban Residential Zoning District.

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

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

Applicant: Because of the house designs superior quality, available open space, and proposed layout... Overall, this design should improve property values.

Analysis: Many uses in the Urban Residential district have greater negative impacts than three single dwelling units. Other permitted uses such as parks and playgrounds, home occupations, or schools, would have a similar impact on nearby property values.

Finding 3: Three single dwelling units 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.

Applicant: These stylish small homes will flow nicely with the quality homes in the neighborhood.

Analysis: Existing uses of the surrounding land are currently residential to the north east, and west, a vacant lot to the south. All surrounding lots are zoned Urban Residential and roughly equal in shape and size. Residential uses are in character with the surrounding land uses.

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

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

Staff Report 24-008 Homer Planning Commission Meeting of March 20, 2024 Page 6 of 9

Applicant: Yes - easily.

Analysis: City sewer and water services are already provided to the property.

Finding 5: Water, sewer, and fire services are adequate to serve the proposed three single unit dwellings.

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

Applicant: The total square footage of living space (with no garages) at 2160 sf should flow nicely with the neighborhood...Especially considering the zoning is urban residential. No – Virginia Lynn Way and Pennock Street can easily handle the volume of traffic.

Analysis: The project corresponds to the purpose statement, as it provides residential development at a density allowable in code. Three single dwelling units should not create harmful effects on neighborhood character.

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

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

Applicant: No – Not at all! Just the opposite...More housing means more affordable housing in Homer, which is desperately needed.

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

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

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

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

permit for construction. A US Army Corps of Engineers Wetlands Delineation letter dated November 27, 2006 notes that this property consists of uplands with no wetlands.

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

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

Applicant:

- 1)"Land Use Goal 1: This project is designed to "increase the supply and diversity of housing while projecting community character".
- 2) The intent of Homer's Comprehensive Plan is to develop more "compact developments in a way that enables the private sector to develop denser housing, particularly infill housing THAT IS ATTRACTIVE, WELL BUILT, AND FITS WELL WITHIN THE EXISTING HOMES".
- 3) "More diverse housing areas and higher density mixed use residential".
- 4) "Accomodate income and lifestyle diversity in Home".
- 5) "Create balanced development and project environmentally important areas".
- 6) Land Use Goal 6: 11Support Community efforts to establish affordable housing".
- 7) Summary, paragraph 6: "Maintaining a stock of QUALITY HOUSING for middle and low income housing will be important for Homer's future, particularly for housing YOUNGER FAMILIES within the City".

All of these points were pulled directly off of the Comprehensive Plan ... and have been the plan of the project right from the start. These points resonate with us!

The Comprehensive Plan matches very well with the intent and plan of this development:

- 1) A more compact developmeint
- 2) Denser housing that is ATTRACTIVE ... yet having plenty of open space
- 3) WELL BUILT
- 4) Fits well with existing homes in the area

5) The style, design, and size of these homes fits well for younger families

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include increasing the diversity of housing, encouraging infill, and supporting housing choice by supporting a variety of dwelling options (Chapter 4, Objectives A & C). This proposal promotes housing choice at a density that is appropriate for its proposed use.

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

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

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

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

- **1. Special yards and spaces**: No specific conditions deemed necessary.
- 2. Fences and walls: No specific conditions deemed necessary.
- **3. Surfacing of parking areas:** No specific conditions deemed necessary.
- **4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- **5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- **6. Special provisions on signs:** No specific conditions deemed necessary.
- **7. Landscaping:** No specific conditions deemed necessary.
- **8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- **9. Control of noise, vibration, odors or other similar nuisances**: No specific conditions deemed necessary.
- **10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- **11.** A time period within which the proposed use shall be developed: No specific conditions deemed necessary.
- **12.** A limit on total duration of use: No specific conditions deemed necessary.

Staff Report 24-008 Homer Planning Commission Meeting of March 20, 2024 Page 9 of 9

- **13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- **14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

PUBLIC WORKS COMMENTS: None

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 24-02, **Staff Report 24-008** with findings 1-10 and the following conditions.

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

Attachments

Application with Site Plan and Elevation Drawing Compliance Review of Homer Comprehensive Plan Public Notice Aerial Map US Army Corps of Engineers Wetlands Delineation letter dated November 27, 2006

491 East Pioneer Avenue Homer, Alaska 99603



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

| Applicant Name: PAUL HUEFER Phone No.: 907-299-1860 Address: 3901 PENNOCK ST. Email: AKWF & PM. ME | | |
|---|--|--|
| Property Owner (if different than the applicant): | | |
| Name:Phone No.: Address:Email: | | |
| PROPERTY INFORMATION: Address: 1/6/ VTDISTNIA LYNO Size: -33 acres KPB Tax ID # 179-133-05 | | |
| Legal Description of Property: VTRGTNA LYNN Sub, LOT 54 For staff use: | | |
| Date:Fee submittal: Amount Received by:Date application accepted as complete Planning Commission Public Hearing Date: | | |

Conditional Use Permit Application Requirements:

- 1. Site Plan drawn to a scale of not less than 1" = 20' which shows existing and proposed structures, clearing, fill, vegetation and drainage
- 2. Right of Way Access Plan
- 3. Parking Plan

Karch 31, 196

- 4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning staff can provide a blank map.)
- 5. This completed application form
- 6. Payment of application fee (nonrefundable)
- 7. Any other information required by Code or staff to review your project

Circle Your Zoning District UR RR RO CBD TCD GC1 MC **GBD** GC2 EEMU **BCWPD** Level 1 Site Plan X X X X Level 1 ROW Access Plan X X X Level 1 Site Development Standards х X Level 1 Lighting X X Х Х X X Х X Level 2 Site Plan X X X X X X X Level 2 ROW Access Plan X X Х X X X Х Level 2 Site Development Standards **x*** X X Х X X Level 3 Site Development Standards Level 3 ROW Access Plan DAP/SWP questionnaire 53 Х X Х Х Х

| Y(N) | Are you building or remodeling a commercial structure, or multifamily building with |
|-------------------------|---|
| _ | more than three (3) apartments? If yes, Fire Marshal Certification is required. |
| v/m | Status: |
| Y/(N) | Will development trigger a Development Activity Plan? Application Status: |
| v/6 | Will development trigger a Storm Water Plan? |
| 17(4) | Application Status: |
| \mathcal{O}_{λ} | Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is |
| 少 ` | required. Application Status: TINY SPOT - 1000 SF NO IMPACT NO |
| v/Ki) | Is development in a floodplain? If yes, a Flood Development Permit is required. REQUERED |
| YAT) | Does the project trigger a Community Design Manual review? |
| | If yes, complete the design review application form. The Community Design Manual is |
| | online at: https://www.cityofhomer-ak.gov/planning/community-design-manual |
| Y/N) | Do the project require a traffic impact analysis? |
| Y/(1) | Are there any nonconforming uses or structures on the property? |
| -Y/N-, | Have nonconforming uses or structures on the property been formally accepted by |
| NA | the Homer Advisory Planning Commission? |
| (P)N | Does the site have a State or City driveway permit? Status: <u>YES/COMPLETED</u> |
| 79/N | Does the site have active City water and sewer permits? Status: VES Completed |
| | |
| Condi | tional Use Permit Application Questions. Use additional sheets if necessary. |
| | |
| 1. | Currently, how is the property used? Are there buildings on the property? How many |
| | square feet? Here within the building/s)? |
| | square feet? Uses within the building(s)? |
| | THE SITE IS RAW LAND WITH NO COMPLETED BUILDINGS. |
| | NO COMPLETED RUTLOINGS. |
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| 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. |
| | FORR VERY SMALL HOMES (720 SF. EACH) INCLUDE |
| | 1000 VE- 7 37 NOL 170 ME 3 100 31. EMOT |
| | |
| | TWO INDIVIDUAL HOMES AND ONE DUPLEX (2 UNITS, |
| | |
| | TWO INDIVIDUAL HOMES AND ONE DUPLEX (2 UNITS, 560 SF EACH). TOTAL 2560 SF. LIVEN'S SPACE. |
| | TWO INDIVIDUAL HOMES AND ONE DUPLEX (2 UNITS, 560 SF EACH). TOTAL 2560 SF. LIVEN'S SPACE. THERE WILL BE OVER TWICE THE REQUIRED |
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Circle applicable additional permits. Planning staff can assist with these questions.

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

| a. | What code citation authorizes each proposed use and structure by conditional use permit? 21.14.030.I - MORE THAN ONE KUILDING CONTAING A PERMITTED PRINCIPAL USE. |
|----|--|
| b. | Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. ILREAN RESLOENTIAL WAS MEANT FOR HIGHER DENSITTES OF OCCUPTED LIVING SPACES THIS DESTEN ALLOWS FOR HIGHER DENSITTES, WHILE MAINTAING A LOT OF OPEN SPACE. |
| c. | How will your proposed project affect adjoining property values? BECAUSE OF THE HOUSE DESEGNS' SUPERIOR QUALITY, AVAILABLE OPEN SPACE, AND PROPOSED LAYOUT OVERALL, THIS DESIGN SHOWLD IMPROVE PROPERTY VALUE |
| d. | How is your proposal compatible with existing uses of the surrounding land? THESE STYLISH, SMALL HOMES WILL FLOW NICELY WITH THE QUALITY HOMES IN THE NEIGHBORHOOD. |
| e. | Are/will public services adequate to serve the proposed uses and structures? YES - EASTLY. |
| f. | How will the development affect the harmony in scale, bulk, coverage and density upon the desirable neighborhood character, and will the generation of traffic and the capacity of surrounding streets and roads be negatively affected? THE TOTAL SOUTHE FOTAGE OF LIVEN'S PARE (WITH NO GARAGES) AT ISGO SF. SHOWD FLOW NICELY WITH THE NEIGHBON HOOD. ESPECIALLY CONSTDERTING THE ZONING IS WRIAN RESTDENTIAL. NO-VILGINIA LYNN WAY AND PENNOCK STREET CAN EASILY HANDLE THE VOLUME OF TRAFFIC. |
| | DIEST DE L'IVING SPACE. |

| • " | g. Will your proposal be detrimental to the health, safety or welfare of the surrounding area or the city as a whole? |
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| | MORIE HOUSENIG MEDIAT MARCHETTE |
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| | MASCED TO THE COUNTY OF THE CO |
| | h. How does your project relate to the goals of the Comprehensive Plan? Find the Comprehensive Plan on the City's website: |
| | www.cityothomer-ak.gov/planning/company |
| | |
| | THE SUPPLY & DIVERSITY OF HOUSING WHILE PROTECTED |
| | SEE CONTINUED" |
| | i. The Planning Commission many |
| | a component of the development plan, or are there suggestions on special improvements you would be willing to make? Circle and |
| | improvements you would be willing a state suggestions on special |
| | clarification on additional pages if Yes is selected. |
| THE | 1. (Y)N Special yards and spaces |
| VESS: | 2. Y/N Fences, walls and screening |
| YESS: IERY OPEN TO IMPROVE | 3. Y/N Surfacing of parking areas |
| Elog Oran | 4. Y/N Street and road dedications and improvements (or bonds) Control of points of vehicular increase. |
| TO IMPROVE | 6. Y/N Special provisions are size. |
| 15 may 1. | 6. Y/N Special provisions on signs 7. Y/N Landscaping |
| PROSEVI - | 8. (Y/N Maintenance of the grounds buildings or street |
| | 1 - 7. Control of Holse, Vipration, odors, lighting heat |
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| j | i a a a control of challed |
| | 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. W/N Special dimensional requirements such solutions. |
| { | |
| ' | 14. Y/N Other conditions deemed necessary to protect the interest of the community |
| | in the community |
| Parki | ng Questions. |
| | |
| 1. | Parking spaces are required for your development? |
| | 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? |
| | Are you requesting any reductions? |
| | |

- h) How does your project relate to the goals of the Comprehensive Plan?
- 1) "Land Use Goal 1:This project is designed to "increase the supply and diversity

of housing while projecting community character".

2) The intent of Homer's Comprehensive Plan is to develop more "compact

developments in a way that enables the private sector to develop denser housing.

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WITHIN THE EXISTING HOMES".

- 3) "More diverse housing areas and higher density mixed use residential".
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- 7) Summary, paragraph 6: "Maintaining a stock of QUALITY HOUSING for middle

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All of these points were pulled directly off of the Comprehensive Plan... and have been the plan of the project right from the start. These points resonate with us!

The Comprehensive Plan matches very well with the intent and plan of this development:

- 1) A more compact developmeint
- 2) Denser housing that is ATTRACTIVE...yet having plenty of open space
- 3) WELL BUILT
- 4) Fits well with existing homes in the area
- 5) The style, design, and size of these homes fits well for younger families

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

CIRCLE ONE: Owner of record** Lessee** Contract purchaser**

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

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

Applicant signature:**

Date: 11-1-23

Property Owner signature:**

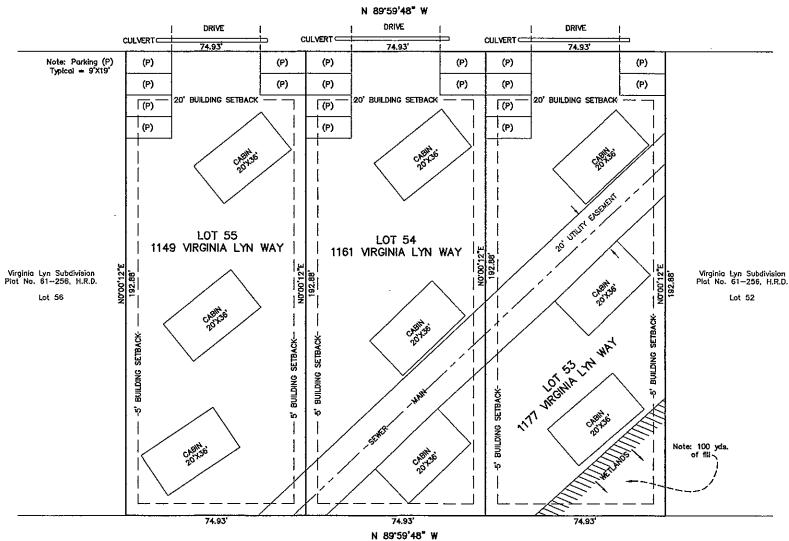
Date: 11-1-23

Virginia Lyn Subdivision Plat No. 61-256, H.R.D. Lot 39

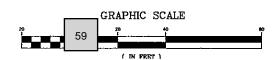
Lot 38

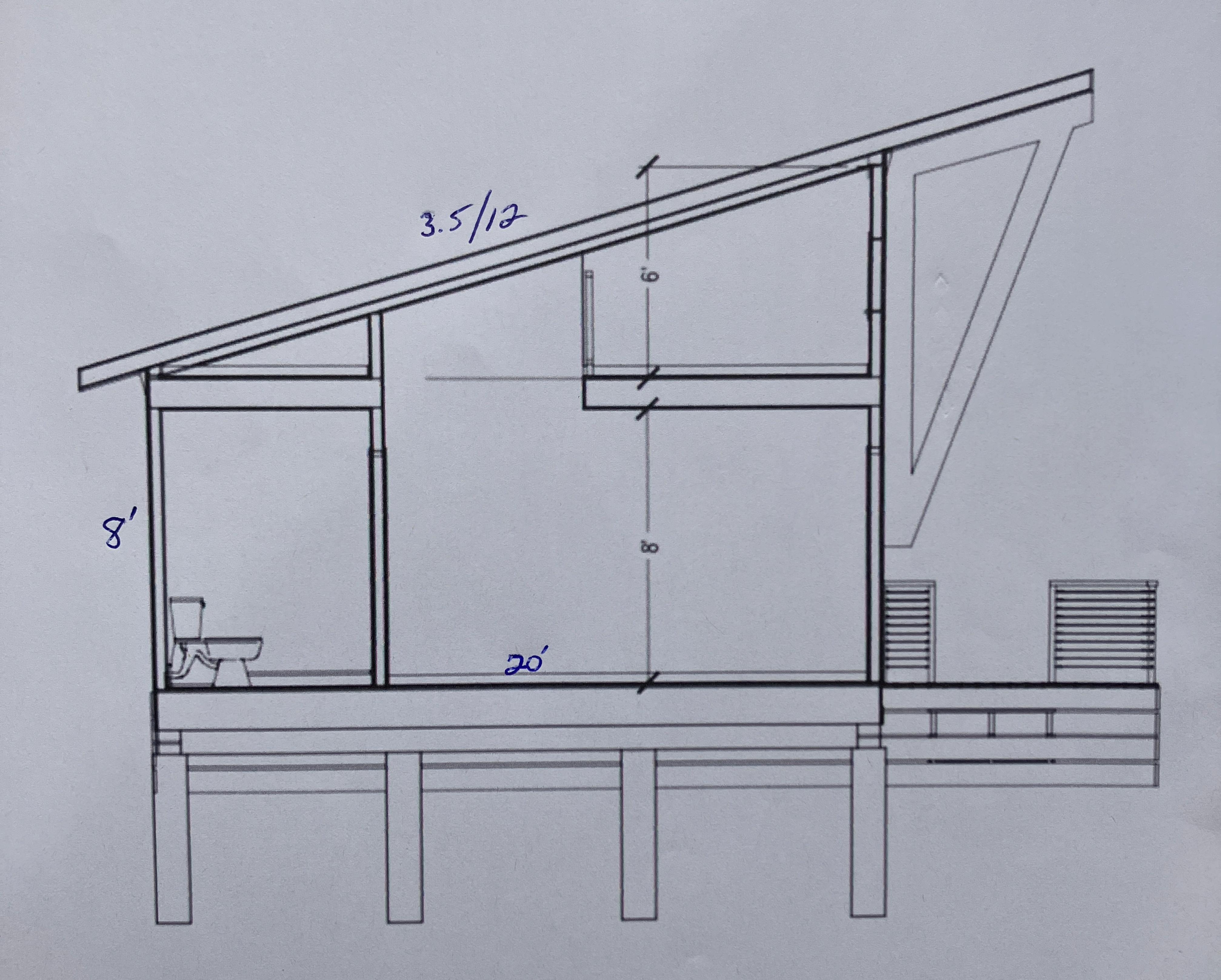
Lot 40

(50' ROW) VIRGINIA LYN WAY









CROSS SECTION ELEVATION

Review of comprehensive plan Land Use Chapter for CUP 24—02 RF 3.20.24

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

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

Staff: This project supports Objective A pattern of growth and density, with moderate density on a small lot zoned Urban Residential.

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

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

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

Staff: The project consists of three single-family dwellings, promoting housing choice and contributing to a quality neighborhood.

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

Staff: This project discourages sprawl with additional infill dwelling units at the scale and density of the Urban Residential zoning district and fits the moderate-density character planned just outside the city core.

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

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

N/A – not associated with mapping.

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

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

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

N/A – This area is under development, no change in impact is proposed.

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

N/A – not associated with other jurisdictions.

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

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

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

Objective B: Encourage high quality site design and buildings.

Staff: The proposal supports three new dwelling units that are required to submit a Zoning Permit and meet City requirements for site development.

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

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

Staff: The proposal is not found in the CBD.

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

Staff: N/A – not associated with a commercial/business purpose.

Finding:

| The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. |
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CITY OF HOMER PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, March 20, 2024 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or inperson at Homer City Hall.

A request for Conditional Use Permit (CUP) 24-01, CUP 24-02, and CUP 24-03 per HCC 21.14.030 (i), More than one building containing a permitted principal use on a lot. The applicant proposes three single dwelling units at each of the following addresses:

1149 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 55

1161 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 54

1177 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 53

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

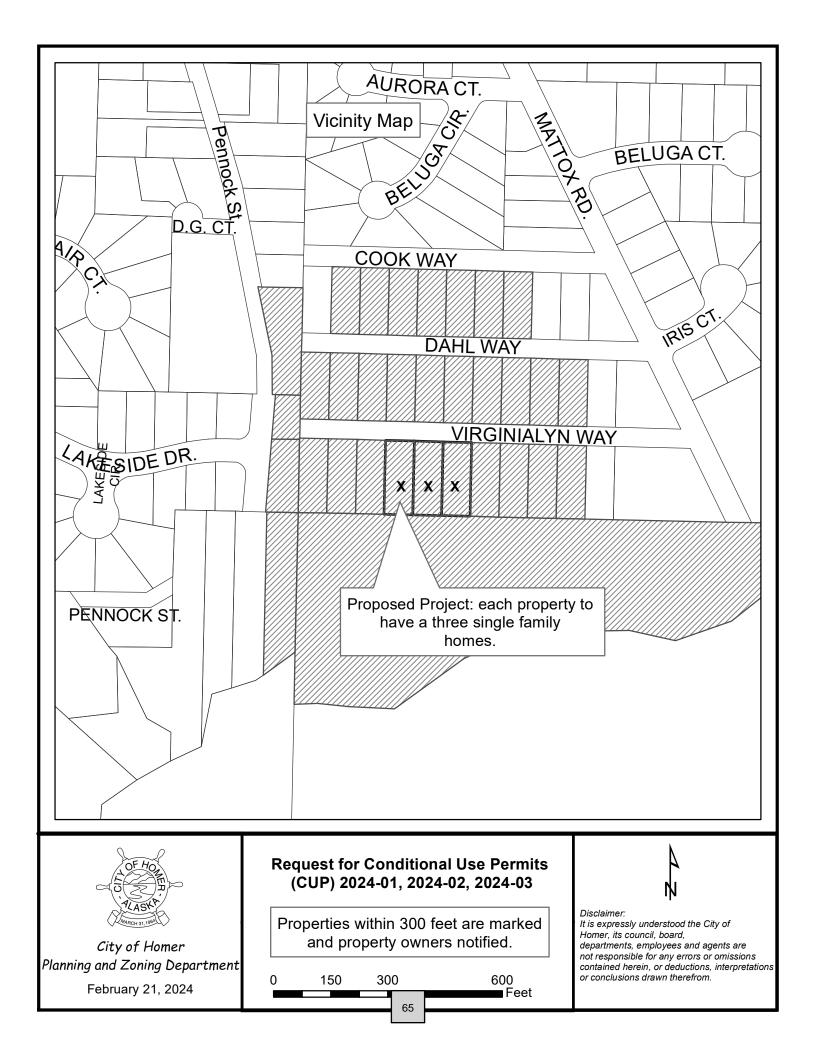
Meeting ID: 979 8816 0903 Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for March 15, 2024 at https://www.cityofhomer-ak.gov/calendar. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

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

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



Vicinity Map, Google Earth





DEPARTMENT OF THE ARMY U.S. ARMY ENGINEER DISTRICT, ALASKA 805 FRONTAGE ROAD, SUITE 200C KENAI, ALASKA 99611-7755

November 27, 2006



Mr. Ron Alderfer Alderfer Environmental P.O. Box 3465 Homer, AK 99603

Dear Mr. Alderfer:

Regulatory Branch POA-2006-1712-9

This is in response to your September 29, 2006, request for a wetland determination for several parcels of land further described as Lots 35 to 40 and 53 to 58 of the Virginia Lynn Subdivision, within the SW ¼ NW ¼ NW ¾ Section 21, T. 6 S., R. 13 W., Seward Meridian, in Homer, Alaska, and; Latitude 59.6478°N, Longitude 151.5140°W.

Based on our review of the information you furnished and available to us and our October, 2006, site visit, we have preliminarily determined that the above property may contain wetlands under Corps regulatory jurisdiction. Enclosed is a delineation of the wetlands that occur on the property.

Therefore, Department of the Army (DA) authorization may be required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

Please be advised that land clearing operations involving vegetation removal in wetlands with mechanized equipment and other soil disturbances are considered placement of fill material under our jurisdiction.

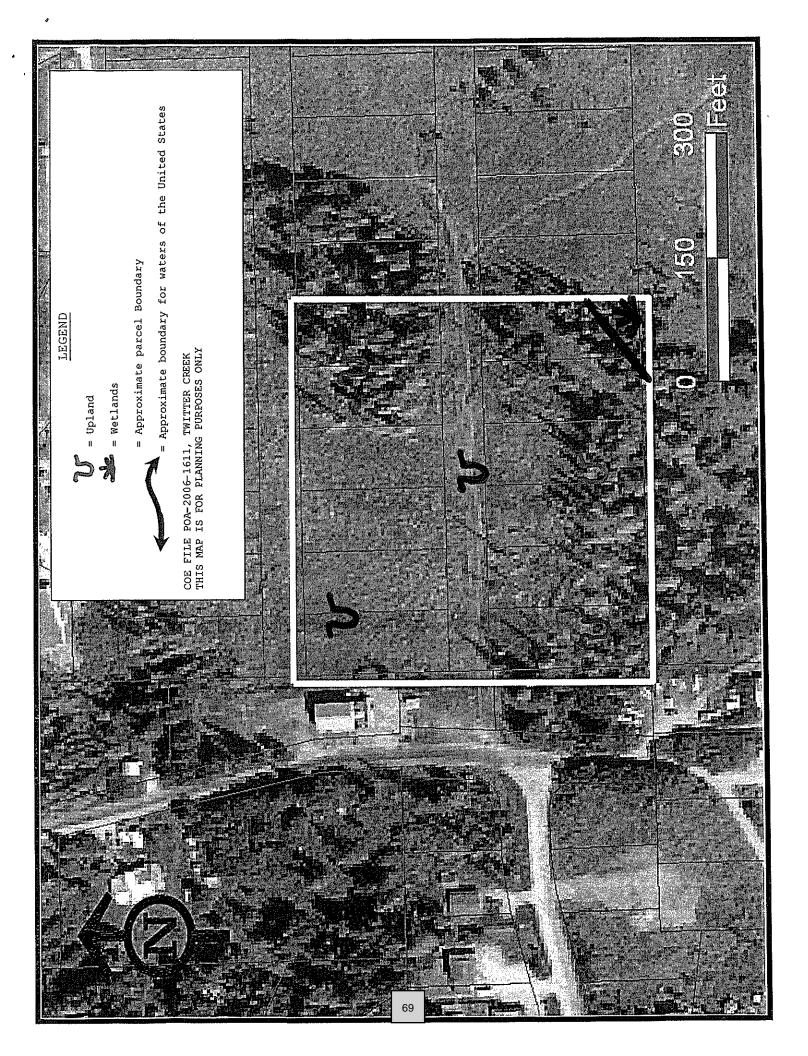
Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

You may contact me at (907) 283-3519, by email at lisa.m.gibson@poa02.usace.army.mil, or by mail at the letterhead address, if you have questions. For additional information about our Regulatory Program, visit our web site at www.poa.usace.army.mil/reg.

Sincerely,

Lisa M. Gibson Regulatory Specialist

Enclosures





Planning

491 East Pioneer Avenue Homer, Alaska 99603

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

(f) 907-235-3118

Staff Report 24-009

TO: Homer Planning Commission FROM: Ryan Foster, AICP, City Planner

DATE: March 20, 2024

SUBJECT: Conditional Use Permit (CUP) 24-03

Synopsis The applicant requests a Conditional Use Permit (CUP) per HCC 21.14.030 (i), More than one building containing a permitted principal use on a lot. The applicant proposes three single dwelling units at 1177 Virginia Lynn Way.

Applicant: Paul Hueper

3901 Pennock Street Homer, AK 99603

Location: 1177 Virginia Lynn Way

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB

LOT 53

Parcel ID: 17913306 Size of Existing Lot: 0.34 acres

Zoning Designation: Urban Residential District

Existing Land Use: Construction started on property

Surrounding Land Use: North: Residential

South: Vacant East: Vacant

West: Residential under construction

Comprehensive Plan: Chapter 4, Goal 1, 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: KWF Wetlands Assessment Discharge Slope on the property.

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

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

Public Notice: Notice was sent to 27 property owners of 32 parcels as

shown on the KPB tax assessor rolls.

Staff Report 24-009 Homer Planning Commission Meeting of March 20, 2024 Page 2 of 9

ANALYSIS: The applicant proposes three single dwelling units at 1177 Virginia Lynn Way.

The applicant submitted an application for a zoning permit for 4 dwelling units, a duplex and two single family dwellings, in May of 2023. At the time of the Ordinance 23-40 Amending Title 21 Regarding Conditional Use Permits approved by City Council on August 28, 2023, the zoning application was incomplete and a zoning permit had not been issued. Per Ordinance 23-40, the Urban Residential District would now require a conditional use permit for more than one building containing a permitted principal use on a lot. A conditional use permit, CUP 23-11, was submitted by the applicant with a public hearing held on December 6, 2023 at the Planning Commission regular meeting. The Planning Commission denied CUP 23-11 at that meeting.

PARKING: The applicant is required to provide 2 spaces per dwelling unit for a total of 6 spaces, though if the units are one-bedroom, the number of spaces required may be reduced by three spaces. The six parking spaces identified on the draft site plan for three single dwelling units meets or exceeds the required number of spaces.

DENSITY: The minimum lot size for single and duplex dwelling structures shall be a minimum of 7,500 square feet. The lot size is approximately 14,810 square feet. The minimum lot size is met.

CONSTRUCTION WITHOUT A ZONING PERMIT: The applicant has started construction on the property. It appears the shell of a single family dwelling has been erected on the property. The applicant has noted that all construction activities have ceased at this time. Per the City of Homer Fee Schedule, a zoning permit application would require a higher fee, Fees for commencing activities, without a permit, shall be assessed at the regular rate multiplied by one and one half (1.5) for Residential and two (2) for Commercial.



Photo of the three single family dwellings under construction



Photo of one of the three units under construction

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

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

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

HCC 21.14.030 (i.) More than one building containing a permitted principal use on a lot

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

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

Staff Report 24-009 Homer Planning Commission Meeting of March 20, 2024 Page 5 of 9

HCC 21.14.010 Purpose. The Urban Residential District is primarily intended to provide a sound environment for medium-density residential occupancy including single-family, duplex and low-rise multiple-family dwellings of various types and designs and other compatible uses as provided in this chapter.

Applicant: Urban residential was meant for higher densities of occupied living spaces...This design allows for higher densities, while maintaining a lot of open space.

Analysis: The three single dwelling units are permitted uses with a conditional use permit per HCC 21.14.030 Conditional uses and structures. These uses are compatible with the Urban Residential Zoning District.

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

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

Applicant: Because of the house designs superior quality, available open space, and proposed layout... Overall, this design should improve property values.

Analysis: Many uses in the Urban Residential district have greater negative impacts than three single dwelling units. Other permitted uses such as parks and playgrounds, home occupations, or schools, would have a similar impact on nearby property values.

Finding 3: Three single dwelling units 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.

Applicant: These stylish small homes will flow nicely with the quality homes in the neighborhood.

Analysis: Existing uses of the surrounding land are currently residential to the north and west, a vacant lot to the east and south. All surrounding lots are zoned Urban Residential and roughly equal in shape and size. Residential uses are in character with the surrounding land uses.

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

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

Staff Report 24-009 Homer Planning Commission Meeting of March 20, 2024 Page 6 of 9

Applicant: Yes - easily.

Analysis: City sewer and water services are already provided to the property.

Finding 5: Water, sewer, and fire services are adequate to serve the proposed three single unit dwellings.

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

Applicant: The total square footage of living space (with no garages) at 2160 sf should flow nicely with the neighborhood...Especially considering the zoning is urban residential. No – Virginia Lynn Way and Pennock Street can easily handle the volume of traffic.

Analysis: The project corresponds to the purpose statement, as it provides residential development at a density allowable in code. Three single dwelling units should not create harmful effects on neighborhood character.

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

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

Applicant: No – Not at all! Just the opposite...More housing means more affordable housing in Homer, which is desperately needed.

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

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

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

Analysis: The applicant is not requesting any exception to code. The project is able to comply with the applicable regulations and conditions when gaining a CUP and subsequent zoning permit for construction. A US Army Corps of Engineers Wetlands Delineation letter dated

Staff Report 24-009 Homer Planning Commission Meeting of March 20, 2024 Page 7 of 9

November 27, 2006 notes that this property consists of uplands with wetlands in the southeast corner of the lot. The proposed site plan shows that the existing wetlands would not be impacted.

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

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

Applicant:

- 1)"Land Use Goal 1: This project is designed to "increase the supply and diversity of housing while projecting community character".
- 2) The intent of Homer's Comprehensive Plan is to develop more "compact developments in a way that enables the private sector to develop denser housing, particularly infill housing THAT IS ATTRACTIVE, WELL BUILT, AND FITS WELL WITHIN THE EXISTING HOMES".
- 3) "More diverse housing areas and higher density mixed use residential".
- 4) "Accomodate income and lifestyle diversity in Home".
- 5) "Create balanced development and project environmentally important areas".
- 6) Land Use Goal 6: 11Support Community efforts to establish affordable housing".
- 7) Summary, paragraph 6: "Maintaining a stock of QUALITY HOUSING for middle and low income housing will be important for Homer's future, particularly for housing YOUNGER FAMILIES within the City".

All of these points were pulled directly off of the Comprehensive Plan ... and have been the plan of the project right from the start. These points resonate with us!

The Comprehensive Plan matches very well with the intent and plan of this development:

- 1) A more compact developmeint
- 2) Denser housing that is ATTRACTIVE ... yet having plenty of open space
- 3) WELL BUILT
- 4) Fits well with existing homes in the area

5) The style, design, and size of these homes fits well for younger families

Analysis: Goals of the Land Use Chapter of the Homer Comprehensive Plan include increasing the diversity of housing, encouraging infill, and supporting housing choice by supporting a variety of dwelling options (Chapter 4, Objectives A & C). This proposal promotes housing choice at a density that is appropriate for its proposed use.

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

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

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

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

- **1. Special yards and spaces**: No specific conditions deemed necessary.
- 2. Fences and walls: No specific conditions deemed necessary.
- **3. Surfacing of parking areas:** No specific conditions deemed necessary.
- **4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- **5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- **6. Special provisions on signs:** No specific conditions deemed necessary.
- **7. Landscaping:** No specific conditions deemed necessary.
- **8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- **9. Control of noise, vibration, odors or other similar nuisances**: No specific conditions deemed necessary.
- **10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- **11.** A time period within which the proposed use shall be developed: No specific conditions deemed necessary.
- **12.** A limit on total duration of use: No specific conditions deemed necessary.

Staff Report 24-009 Homer Planning Commission Meeting of March 20, 2024 Page 9 of 9

- **13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- **14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

PUBLIC WORKS COMMENTS: None

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

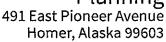
STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 24-03, **Staff Report 24-009** with findings 1-10 and the following conditions.

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

Attachments

Application with Site Plan and Elevation Drawing
Compliance Review of Homer Comprehensive Plan
Public Notice
Aerial Map
US Army Corps of Engineers Wetlands Delineation letter dated November 27, 2006





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

| Applicant Name: PAUL HUEPER, Phone No.: 907-299-1860 Address: 3901 PENNOCK ST. Email: AKWF @ p.M. ME Property Owner (if different than the applicant): |
|---|
| Name: SAME Phone No.: |
| Address: <u>SAME</u> Email: |
| PROPERTY INFORMATION: |
| Address: 1177 VIRGINTA Lot Size: -33 acres KPB Tax ID # 179-133-06 |
| Address: 1177 VIRGINIA Lot Size: 33 acres KPB Tax ID # 179-133-06 Legal Description of Property: VIRGINIA LYNN SUB LOT 53 |
| For staff use: |
| Pate:Fee submittal: Amount |
| Planning Commission Public Hearing Date: |

Conditional Use Permit Application Requirements:

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

| Circle Your Zoning District | | | | | | | | | | | | |
|------------------------------------|----|-----|----|-----|-----|-----|-----|--|----|----|------|-------|
| | RR | /ÚŔ | RO | CBD | TCD | GBD | GC1 | GC2 | МС | МІ | EEMU | BCWPD |
| Level 1 Site Plan | х | W | x | | | х | | i de la companya del companya de la companya del companya de la co | x | | | X |
| Level 1 ROW Access Plan | х | х | | | | l | | | x | | | |
| Level 1 Site Development Standards | x | X | | | | | | | | | | |
| Level 1 Lighting | | ł | x | х | x | х | x | х | X | x | x | |
| Level 2 Site Plan | | | X | x | X. | | x | x | | x | x | |
| Level 2 ROW Access Plan | } | | x | х | x | | х | x | | х | x | |
| Level 2 Site Development Standards | | | x* | х | X | X | x | X | | | x | |
| Level 3 Site Development Standards | | | | | | | | | x | x | | |
| Level 3 ROW Access Plan | | | | | 1 | x | | | | | | A |
| DAP/SWP questionnaire | | | | 80 | x | х | х | X | | | x | |

| | Are you building or remodeling a commercial structure, or multifamily building with |
|----------------|---|
| | more than three (3) apartments? If yes, Fire Marshal Certification is required. |
| <i></i> | Status: |
| Y/(N) | Will development trigger a Development Activity Plan? Application Status: |
| /N) | Will development trigger a Storm Water Plan? |
| ^ | Application Status: |
| Ŋ | Does the site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: TINY SPOT - 1000 SF NO IMPACT N |
| //Ñ) | Is development in a floodplain? If yes, a Flood Development Permit's required. REQUERE |
| (AT) | Does the project trigger a Community Design Manual review? PERMIT |
| | If yes, complete the design review application form. The Community Design Manual is |
| (6) | online at: https://www.cityofhomer-ak.gov/planning/community-design-manual Do the project require a traffic impact applying? |
| | Do the project require a traffic impact analysis? Are there any nonconforming uses or structures on the property? |
| /\\ /\\ | Have nonconforming uses or structures on the property been formally accepted by |
| NA | the Homer Advisory Planning Commission? |
|) _N | Does the site have a State or City driveway permit? Status: <u>VES</u> Completed |
|)/N | Does the site have active City water and sewer permits? Status: VES Completed |
| | |
| 1. | Currently, how is the property used? Are there buildings on the property? How many |
| | square feet? Uses within the building(s)? |
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Conditional Use Permit Review Criteria Information. Use additional sheets if necessary. Per HCC 21.71.030 Review Criteria, the applicant must produce evidence sufficient to enable meaningful review of the application. Unless exceptions or other criteria are stated elsewhere in the Code, the application will be reviewed under these criteria:

| a | What code citation authorizes each proposed use and structure by conditional use |
|----|--|
| a. | permit? THAN ONE KUTLOTING |
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| | Describe how the proposed uses(s) and structures(s) are compatible with the purpose |
| b. | of the zoning district. |
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| c. | How will your proposed project affect adjoining property values? How will your proposed project affect adjoining property values? SECAUSE OF THE HOUSE DESECNS SUPERIOR QUALITY, |
| | A I I A A A A A A A A A A A A A A A A A |
| | OVERALL, THIS DESIGN SHOULD IMPROVE PROPERTY VALUE |
| | · |
| А | How is your proposal compatible with existing uses of the surrounding land? |
| u. | THESE STYLISH, SMALL HOMES WILL FLOW NICELY WITTH THE QUALITY HOMES IN THE NEIGHBORHOOD. |
| | WITH THE QUALITY HOMES IN THE 1220112011 |
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| | . Are/will public services adequate to serve the proposed uses and structures? |
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| | and density |
| f. | How will the development affect the harmony in scale, bulk, coverage and density |
| | upon the desirable neighborhood character, and will the generation of a survey |
| | capacity of surrounding streets and roads be negatively affected? THE TOTAL SQUARE FORTAGE OF LIVENE SPACE (WITH NO THE TOTAL SQUARE FORTAGE OF LIVENE SPACE (WITH NO THE TOTAL SQUARE FORTAGE OF LIVENE SPACE) |
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| g. | Will your proposal be detrimental to the health, safety or welfare of the surrounding |
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| | area or the city as a whole? |
| | MO-NOT AT ALL: JUST THE OFFOSITE |
| | HOUSING IN HOMER WHICH IS DESPERATLY |
| | NEEDED. |
| h. | How does your project relate to the goals of the Comprehensive Plan? Find the |
| | Comprehensive Plan on the City's website: |
| | www.cityofhomer-ak.gov/planning/comprehensive-plan |
| | LAND USE GOAL 1: THIS PROJECT IS DESIGNED TO INCR |
| | THE SUPPLY & DIVERSITY OF HOUSING WHILE PROTECTING |
| | (DAMMUNITY CHARGEL. (SEE CONTENUED) |
| i. | The Planning Commission may require special improvements. Are any of the following |
| 1. | a component of the development plan, or are there suggestions on special |
| | improvements you would be willing to make? Circle each answer and provide |
| | clarification on additional pages if Yes is selected. |
| | |
| - (| 1. (Y)N Special yards and spaces |
| | 2. Y/N Fences, walls and screening |
| מבוע | 3. Y/N Surfacing of parking areas |
| 2003 | 4. Y/N Street and road dedications and improvements (or bonds) |
| ONE | 5. ÝN Control of points of vehicular ingress and egress 6. Y/N Special provisions on signs |
| .1) | 7. (Y/N Landscaping |
| r! < | 8. (Y)N Maintenance of the grounds, buildings, or structures |
| 1 | 9. Y/N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste |
| - 1 | pollution, dangerous materials, material and equipment storage, or other |
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| | 10. Y/N Time for certain activities |
| - 1 | 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 |
| 1 | 13. 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 |
| / | 14. Y/N Other conditions deemed necessary to protect the interest of the community |
| | |
| Parki | ng Questions. |
| | |
| 1. | How many parking spaces are required for your development? |
| | If more than 24 spaces are required see HCC 21.50.030(f)(1)(b) |
| 2. | How many spaces are shown on your parking plan? |
| 3. | Are you requesting any reductions? |
| J. | Are you requesting any reductions. |

- h) How does your project relate to the goals of the Comprehensive Plan?
- 1) "Land Use Goal 1:This project is designed to "increase the supply and diversity

of housing while projecting community character".

2) The intent of Homer's Comprehensive Plan is to develop more "compact

developments in a way that enables the private sector to develop denser housing,

particularly infill housing THAT IS ATTRACTIVE, WELL BUILT, AND FITS WELL

WITHIN THE EXISTING HOMES".

- 3) "More diverse housing areas and higher density mixed use residential".
 - 4) "Accomodate income and lifestyle diversity in Homer".
- 5) "Create balanced development and project environmentally important areas".
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All of these points were pulled directly off of the Comprehensive Plan... and have been the plan of the project right from the start. These points resonate with us!

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- 1) A more compact developmejnt
- 2) Denser housing that is ATTRACTIVE...yet having plenty of open space
- 3) WELL BUILT
- 4) Fits well with existing homes in the area
- 5) The style, design, and size of these homes fits well for younger families

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

CIRCLE ONE:

Owner of record

Lessee

Contract purchaser

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

- (a) apply for the conditional use permit, and
- (b) bind the owner to the terms of the conditional use permit, if granted.

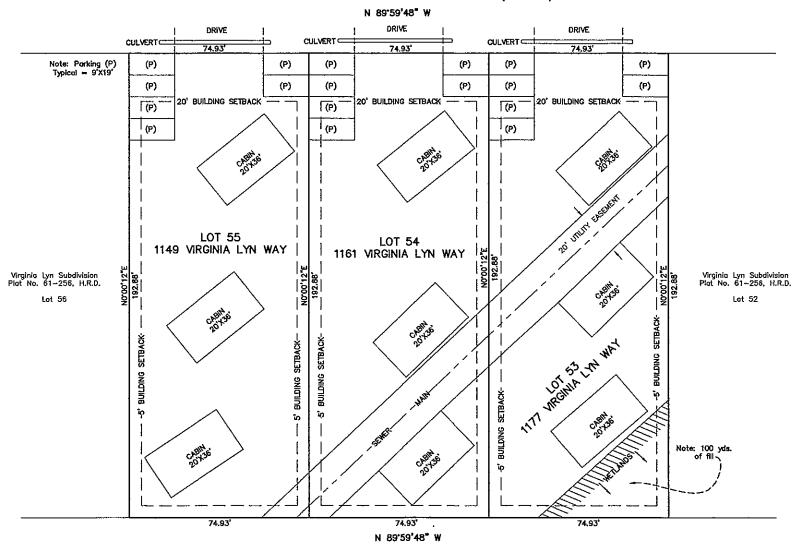
| Applicant signature: Date: | 11-1-23 |
|---------------------------------|---------|
| Property Owner signature: Date: | 11 1 77 |
| fand Hiera | 2-13-23 |
| Have Threse | 2-13-23 |

Virginia Lyn Subdivision Plat No. 61–256, H.R.D. Lot 39

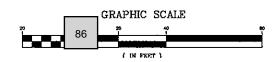
Lot 38

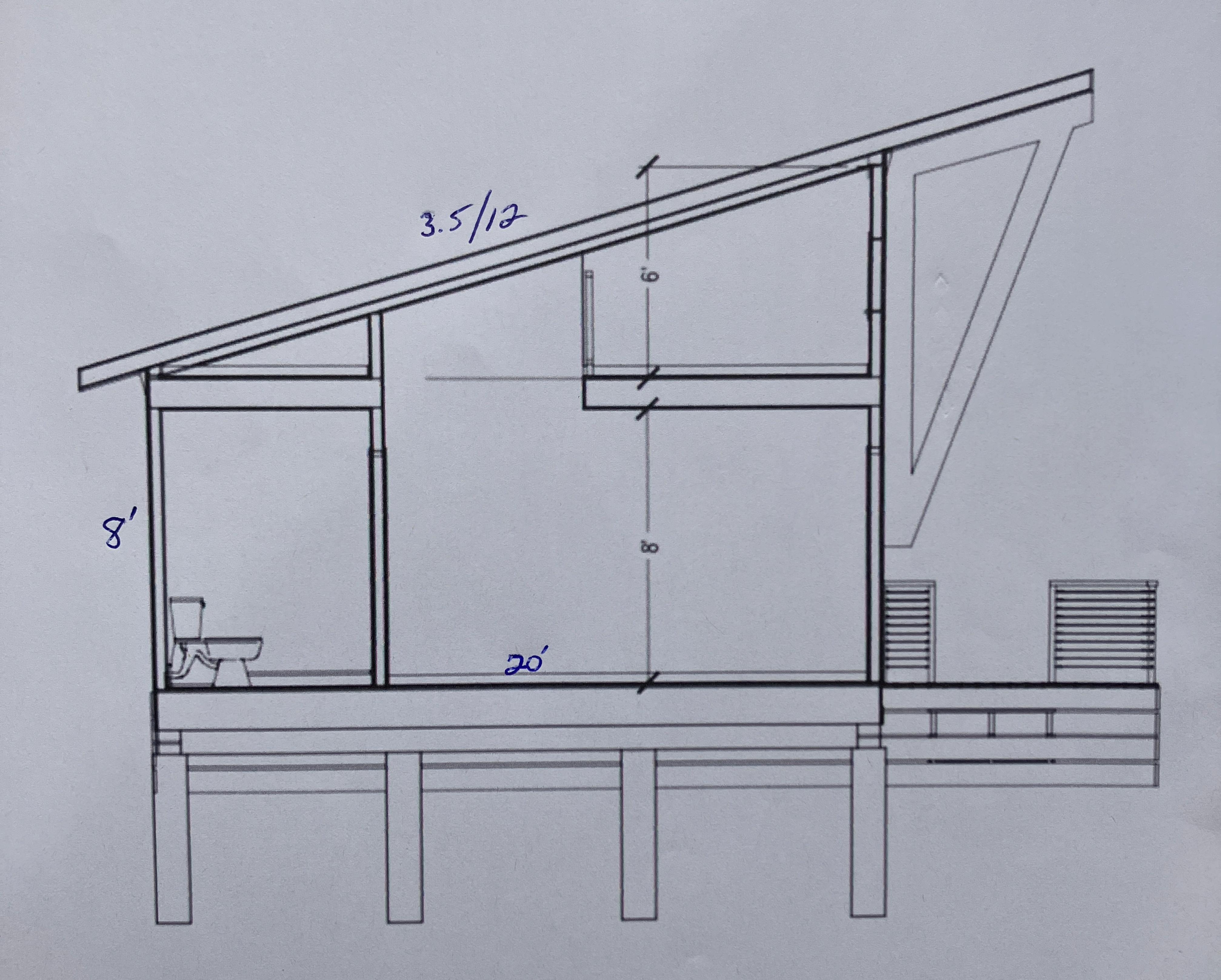
Lot 40

VIRGINIA LYN WAY (50' ROW)









CROSS SECTION ELEVATION

Review of comprehensive plan Land Use Chapter for CUP 24—03 RF 3.20.24

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

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

Staff: This project supports Objective A pattern of growth and density, with moderate density on a small lot zoned Urban Residential.

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

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

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

Staff: The project consists of three single-family dwellings, promoting housing choice and contributing to a quality neighborhood.

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

Staff: This project discourages sprawl with additional infill dwelling units at the scale and density of the Urban Residential zoning district and fits the moderate-density character planned just outside the city core.

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

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

N/A – not associated with mapping.

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

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

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

N/A – This area is under development, no change in impact is proposed.

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

N/A – not associated with other jurisdictions.

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

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

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

Objective B: Encourage high quality site design and buildings.

Staff: The proposal supports three new dwelling units that are required to submit a Zoning Permit and meet City requirements for site development.

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

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

Staff: The proposal is not found in the CBD.

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

Staff: N/A – not associated with a commercial/business purpose.

Finding:

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

CITY OF HOMER PUBLIC HEARING NOTICE - PLANNING COMMISSION MEETING

Public hearings on the matters below are scheduled for Wednesday, March 20, 2024 at 6:30 p.m. during the Regular Planning Commission Meeting. Participation is available virtually via Zoom webinar or inperson at Homer City Hall.

A request for Conditional Use Permit (CUP) 24-01, CUP 24-02, and CUP 24-03 per HCC 21.14.030 (i), More than one building containing a permitted principal use on a lot. The applicant proposes three single dwelling units at each of the following addresses:

1149 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 55

1161 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 54

1177 Virginia Lynn Way

T 6S R 13W SEC 21 SEWARD MERIDIAN HM 0610256 VIRGINIA LYN SUB LOT 53

In-person meeting participation is available in Cowles Council Chambers located downstairs at Homer City Hall, 491 E. Pioneer Ave., Homer, AK 99603.

To attend the meeting virtually, visit zoom.us and enter the Meeting ID & Passcode listed below. To attend the meeting by phone, dial any one of the following phone numbers and enter the Webinar ID & Passcode below, when prompted: 1-253-215-8782, 1-669-900-6833, (toll free) 888-788-0099 or 877-853-5247.

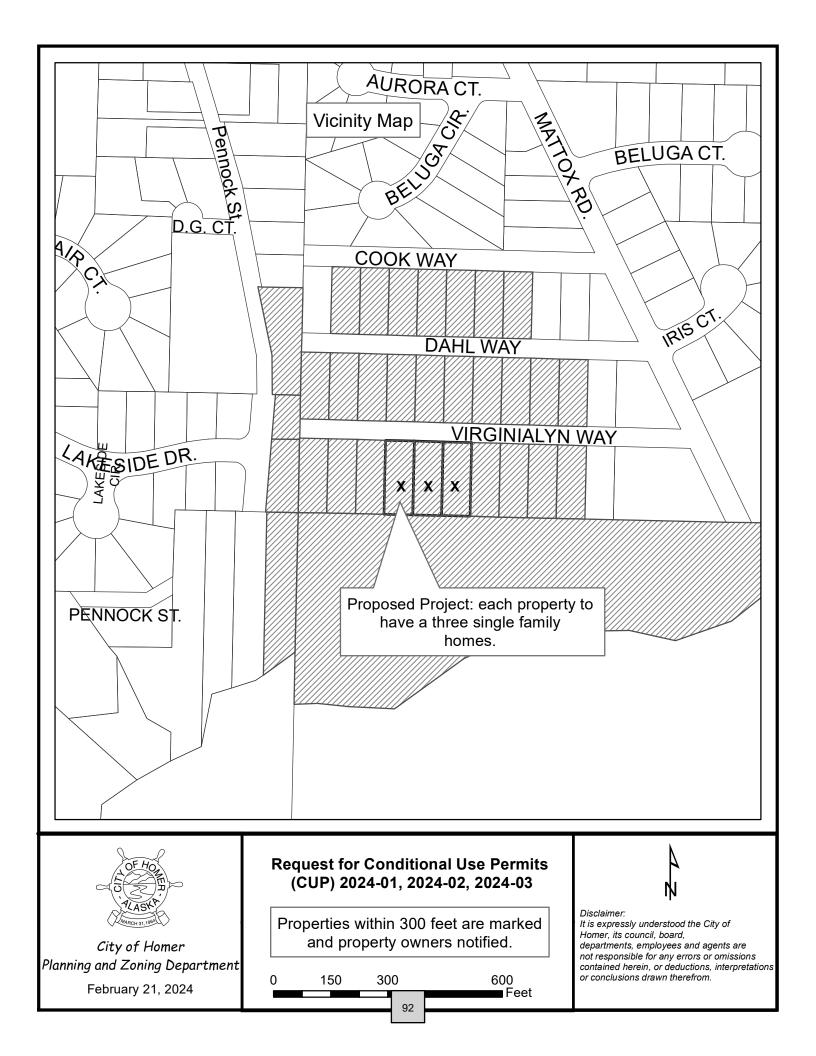
Meeting ID: 979 8816 0903 Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for March 15, 2024 at https://www.cityofhomer-ak.gov/calendar. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

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

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

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



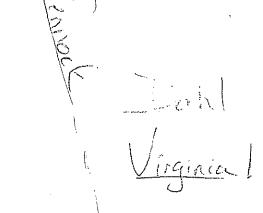
Vicinity Map, Google Earth





DEPARTMENT OF THE ARMY U.S. ARMY ENGINEER DISTRICT, ALASKA 805 FRONTAGE ROAD, SUITE 200C KENAI, ALASKA 99611-7755

November 27, 2006



Regulatory Branch POA-2006-1712-9

Mr. Ron Alderfer Alderfer Environmental P.O. Box 3465 Homer, AK 99603

Dear Mr. Alderfer:

This is in response to your September 29, 2006, request for a wetland determination for several parcels of land further described as Lots 35 to 40 and 53 to 58 of the Virginia Lynn Subdivision, within the SW ¼ NW ¼ NW ¼ Section 21, T. 6 S., R. 13 W., Seward Meridian, in Homer, Alaska, and; Latitude 59.6478°N, Longitude 151.5140°W.

Based on our review of the information you furnished and available to us and our October, 2006, site visit, we have preliminarily determined that the above property may contain wetlands under Corps regulatory jurisdiction. Enclosed is a delineation of the wetlands that occur on the property.

Therefore, Department of the Army (DA) authorization may be required if you propose to place dredged and/or fill material into waters of the U.S., including wetlands.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District.

Please be advised that land clearing operations involving vegetation removal in wetlands with mechanized equipment and other soil disturbances are considered placement of fill material under our jurisdiction.

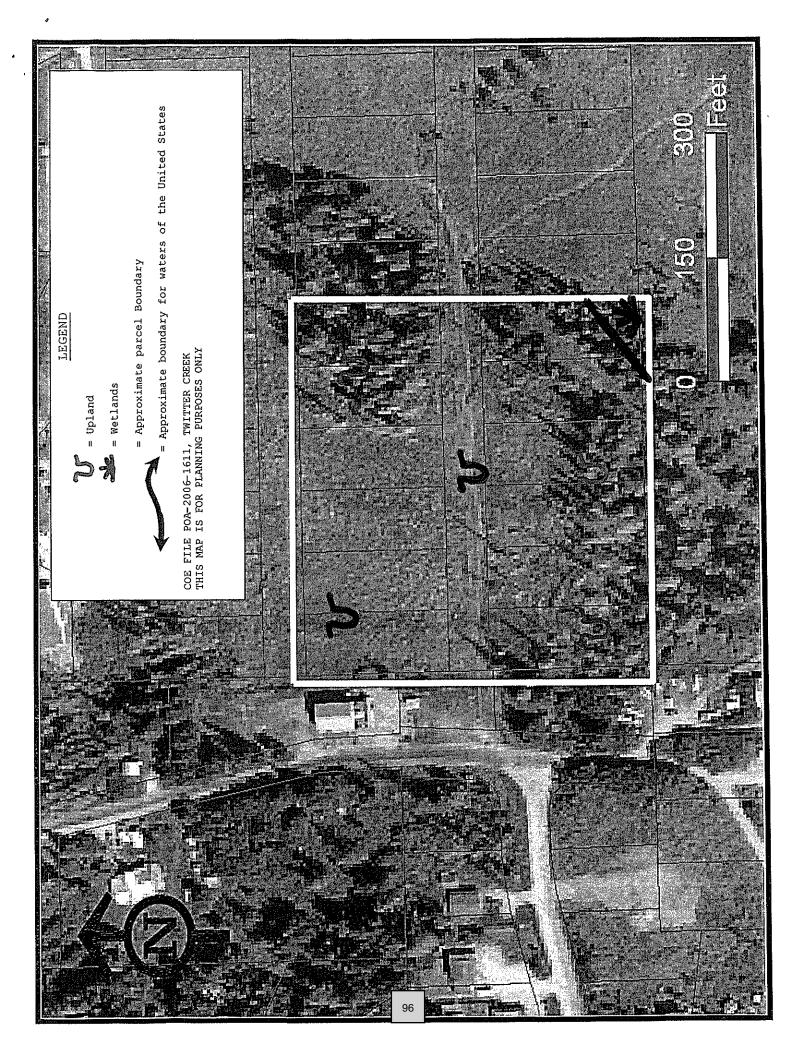
Nothing in this letter excuses you from compliance with other Federal, State, or local statutes, ordinances, or regulations.

You may contact me at (907) 283-3519, by email at lisa.m.gibson@poa02.usace.army.mil, or by mail at the letterhead address, if you have questions. For additional information about our Regulatory Program, visit our web site at www.poa.usace.army.mil/reg.

Sincerely,

Lisa M. Gibson Regulatory Specialist

Enclosures



97

1. 19

PLANNING COMMISSION 2024 Calendar

| | AGENDA ITEM DEADLINES | MEETING DATE | COMMISSIONER SCHEDULED TO REPORT | CITY COUNCIL MEETING FOR REPORT* | ANNUAL TOPICS FOR AGENDA AND EVENTS PLANNED |
|----------|--------------------------------------|-----------------|--|--|--|
| | 12/13/23 Public Hearing Items | 01/03/24 | | Monday, | • |
| JANUARY | 12/15/23 Preliminary Plat Submittals | | | 01/08/24 | |
| | 12/22/23 Regular Agenda Items | | | 6:00 p.m. | |
| | 12/27/23 Public Hearing Items | 01/17/24 | | Monday | • |
| | 12/29/23 Prelim Plat Items | | | 01/22/24 | |
| | 01/05/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 01/17/24 Public Hearing Items | 02/07/24 | | Monday | NFIP Staff Training |
| FEBRUARY | 01/19/24 Prelim Plat Items | | | 02/12/24 | This meeting was canceled. |
| | 01/26/24 Regular Agenda Items | | | 6:00 p.m. | , 6 6 |
| | 01/31/24 Public Hearing Items | 02/21/24 | | Monday | Short Term Rental Ordinance |
| | 02/02/24 Prelim Plat items | | | 02/26/24 | |
| | 02/09/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 02/14/24 Public Hearing Items | 03/06/24 | | Monday | Transportation Plan |
| MARCH | 02/16/24 Prelim Plat Items | | | 03/11/24 | |
| | 02/23/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 02/28/24 Public Hearing Items | 03/20/24 | | Tuesday | |
| | 03/01/24 Prelim Plat Items | | | 03/26/24 | |
| | 03/08/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 03/13/24 Public Hearing Items | 04/03/24 | | Monday | Draft Transportation Plan Review |
| APRIL | 03/15/24 Prelim Plat Items | | | 04/08/24 | |
| | 03/22/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 03/27/24 Public Hearing Items | 04/17/24 | | Monday | APA National Planning Conference |
| | 03/29/24 Prelim Plat Items | | | 04/22/24 | |
| | 04/05/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 04/10/24 Public Hearing Items | 05/01/24 | | Monday | Public Hearing on Draft Transportation Plan |
| MAY | 04/12/24 Prelim Plat Items | | | 05/13/24 | |
| | 04/19/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 04/24/24 Public Hearing Items | 05/15/24 | | Tuesday | • |
| | 04/26/24 Prelim Plat Items | | | 05/28/24 | |
| | 05/03/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 05/15/24 Public Hearing Items | 06/05/24 | | Monday | Reappointment Applications will be sent out by the Clerk |
| JUNE | 05/17/24 Prelim Plat Items | | | 06/10/24 | The state of the s |
| | 05/24/24 Regular Agenda Items | | | 6:00 p.m. | |
| | 05/29/24 Public Hearing Items | 06/19/24 | | Monday | |
| | 05/31/24 Prelim Plat Items | | _ | L06/24/24 | |
| | 06/07/24 Regular Agenda Items | | | ₉₈ 00 p.m. | |

| | 06/26/24 Public Hearing Items | 07/17/24 | Monday | Reappointment Application Due to the Clerk |
|-----------|---|----------|-----------------|---|
| JULY | 06/28/24 Prelim Plat Items | | 07/22/24 | |
| | 07/05/24 Regular Agenda Items | | 6:00 p.m. | |
| | 07/17/24 Public Hearing Items | 08/07/24 | Monday | Election of Officers |
| AUGUST | 07/19/24 Prelim Plat Items | | 08/12/24 | Worksession: Training with City Clerk |
| 7100001 | 07/26/24 Regular Agenda Items | | 6:00 p.m. | Capital Improvement Plan Presentation by Jenny Carroll |
| | 07/31/24 Public Hearing Items | 08/21/24 | Monday | Capital improvement turn resentation by cernify carroll |
| | 08/02/24 Prelim Plat Items | 08/21/24 | 08/26/24 | |
| | 08/09/24 Regular Agenda Items | | 6:00 p.m. | |
| | 08/14/24 Public Hearing Items | 09/04/24 | Monday | |
| SEPTEMBER | 08/16/24 Prelim Plat Items | 09/04/24 | 09/09/24 | |
| SEPTEMBER | 08/23/24 Regular Agenda Items | | | |
| | Agenda Items are determined by | 00/16/24 | 6:00 p.m. | Laint Wardings in with City Council |
| | Council and are usually topics | 09/16/24 | Monday TBD | Joint Worksession with City Council |
| | , , | | IBD | |
| | requested by the Commission during | | | |
| | the previous years. | 00/10/24 | Manday | |
| | 08/28/24 Public Hearing Items | 09/18/24 | Monday | |
| | 08/30/24 Prelim Plat Items | | 09/23/24 | |
| | 09/06/24 Regular Agenda Items | 10/02/24 | 6:00 p.m. | |
| OCTORER | 09/11/24 Public Hearing Items | 10/02/24 | Monday | |
| OCTOBER | 09/13/24 Prelim Plat Items | | 10/14/24 | |
| | 09/20/24 Regular Agenda Items | 10/16/24 | 6:00 p.m. | |
| | 09/25/24 Public Hearing Items 09/27/24 Prelim Plat Items | 10/16/24 | Monday | Annual Meeting Schedule for 2025 |
| | · · · | | 10/28/24 | |
| | 10/04/24 Regular Agenda Items | 11/05/24 | 6:00 p.m. | |
| | 10/16/24 Public Hearing Items | 11/06/24 | Tuesday | |
| | 10/18/24 Prelim Plat Items | | 11/12/24 | |
| NOVEMBER | 10/25/24 Regular Agenda Items | | 6:00 p.m. or | |
| | | | Monday | |
| | | | 11/25/24 | |
| | 11/12/24 Dublic Hearing House | 12/04/24 | 6:00 p.m. | |
| DECEMBER | 11/13/24 Public Hearing Items | 12/04/24 | No Meetings for | |
| DECEMBER | 11/15/24 Prelim Plat Items | | Council in | |
| | 11/20/24 Regular Agenda Items | | December | |

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



Office of the City Manager

491 East Pioneer Avenue Homer, Alaska 99603

citymanager@cityofhomer-ak.gov (p) 907-235-8121 x2222 (f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council

FROM: Rob Dumouchel, City Manager

DATE: March 7, 2024

SUBJECT: City Manager's Report for March 11, 2024 Council Meeting

EPA Award

The City of Homer has been selected to win an award from the EPA's Drinking Water SRF AQUARIUS program. The AQUARIUS program recognizes exceptional projects funded by the Drinking Water State Revolving Loan Fund (DWSRF) in six different categories which include excellence in: innovative financing, system partnerships, community engagement, environmental and public health protection, creative solutions, and climate change mitigation and adaptation. The City of Homer will receive the excellence in climate change mitigation and adaptation award for our seawall Armor Rock project. This award category is new as of this year's award cycle, and we will be the first winners. Winners will be recognized at the Council of Infrastructure Financing Authorities (CIFA) Summit in Washington, DC on April 3, 2024 and the City will be providing a one-minute long video for the awards ceremony.

Homer All-Ages and Abilities Pedestrian Pathway Wins State Grant

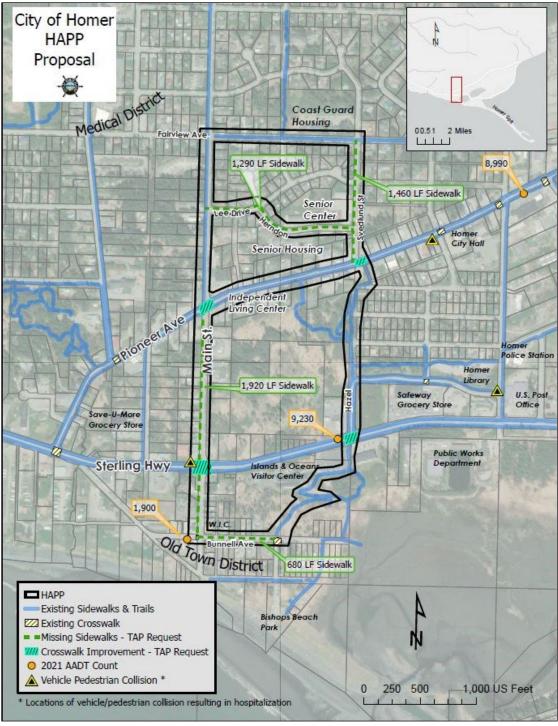
Alaska Department of Transportation recently announced that the Homer All-Ages and Abilities Pedestrian Pathway (HAPP) project was awarded Transportation Alternatives Program (TAP) grant funds in the amount of \$3,487,500. Funding will complete design and construct 5-foot wide asphalt sidewalks (with concrete curbs and gutter, ADA-compliant curb cuts, and storm drain renovations where needed) on the following roads:

- a. Main Street South, between Pioneer Ave and Bunnell Avenue
- b. Bunnell Ave, between Main St and Beluga Place
- c. Svedlund Street, between Pioneer Ave and Fairview Ave
- d. Herndon Avenue and Lee Drive to Main Street

High visibility crosswalks were also requested for Pioneer Avenue at Svedlund, and on the Sterling Hwy at Pioneer Avenue, Main Street and Hazel Avenue.

While the funding is contingent on the Alaska STIP receiving Federal Highway Administration approval, and Council agreement to the terms required by the state in any grant agreements, we are excited about this news! The project fills significant gaps in Homer's non-motorized transportation network within the downtown core that the City and Homer citizens have long advocated for. This was truly a group effort. Thanks to the Independent Living Center staff who worked with City staff to develop the HAPP concept (combining disparate City sidewalk projects into a single project). Thanks to the many non-motorized

transportation advocates who participate in community-wide planning and write letters to support City funding applications, and to the City of Homer voters who approve the HART fund which provides valuable



matching funds for opportunities like this.

At some point, DOT&PF's regional transportation planner will reach out to the City to initiate the Memorandum of Agreement (MOA) process, which will lay out the specifics of the collaboration and coordination between DOT&PF and the City. Our understanding of the TAP program is that the State will construct the project. The City, as acknowledged in Resolution 23-013, would be required to provide a matching funds which a currently estimated to be 10.03% of the total project which equals \$387,500. The FY24/25 set aside "HART Roads Match" funds of \$500,000 in anticipation of a grant award for this project. Other City commitments will include wayfinding trian signs on Main Street, Svedlund Avenue and

Pioneer Avenue, and a Neighborhood Information sign on Bunnell Avenue per the Wayfinding/Streetscape Plan. The City will also assume maintenance of the sidewalk on Main St South (not ownership).

Video Pilot Project

Deputy Clerk Zach Pettit and Assistant to the City Manager Lori Pond have been collaborating with me on a pilot project that creates short videos previewing City Council agendas and providing brief recaps after Council meetings. The goal is to engage the public with a new channel of marketing for Council meetings and activities. We've completed a few test runs in-house in an effort to dial in the templates and processes for creating these videos quickly and efficiently. We are intending to begin publishing videos publicly to the City website and social media accounts this month. We are excited to have another way to reach out to the public with information about their local government.



Mid-Biennium Budget Adjustment

In March, I will begin reviewing the budget with the leadership team to assess how the FY24 operating budget has met, or not met, expectations so far. We will work to identify potential modifications for FY25. We will likely have a few additions or adjustments for the FY24/25 capital budget as well. I expect that we will begin talking about our findings and proposed modifications with Council in April, and then aim to have a budget adjustment approved in late May or early June.

Questions about Microplastics in Water

The Public Works Department has received a few questions recently in regards to microplastics and the City of Homer's drinking water following the news article titled "<u>Microplastics prevalent in Kenai Peninsula waterways</u>" published in the Homer News on February 7, 2024. The City of Homer obtains its drinking water from the Bridge Creek Reservoir. The water is pumped from the reservoir to the Water Treatment Plant. The Water Treatment Plant uses a state of the art ultrafiltration membrane treatment system to produce high quality drinking water that meets or exceeds USEPA drinking water standards. The ultrafiltration membranes

are capable of removing colloidal particulate matter, bacteria, and viruses from the water prior to the water entering the drinking water distribution system where it is eventually distributed to individual households for use. The removed material is dried out and disposed of appropriately. The City is in the process of replacing the membrane filter trains at the Water Treatment Plant. Council approved a contract with Zenon Environmental Corporation for the purchase of five membranes across the next five years (Resolution 23-123, purchases of membranes two through five are contingent upon Council appropriating the funds for each unit).

Microplastics can be derived from numerous sources ranging from plastic wastes degrading in the environment to the clothing we wear. Microplastics are defined as plastic debris measuring less than 5 millimeters (or 5,000,000 nanometer) in size and can be as small as 100 nanometers. The ultrafiltration membrane used in the City's Drinking Water Treatment Plant has a porosity of 0.04 micrometers (or 40 nanometers). Microplastics are larger in size than the pore size diameter of the ultrafiltration membranes, and the microplastics are being filtered out and removed from the drinking water before the water enters the water distribution system.

Comprehensive Plan Update

Agnew:Beck will be in Homer the week of March 25th meeting with staff, Council, commissions, various stakeholders, and the general public. The Comprehensive Plan will be the subject of a joint work session with Council and the Planning Commission on March 26th, the Port and Harbor Advisory Commission meeting on March 27th, and the City and Agnew::Beck will be hosting the first public meeting on March 28th at Islands and Oceans from 6p to 8pm. The project website is now live and can be viewed at: https://homercompplanupdate.com/

New Pumper Tanker Design Visit

Chief Kirko will be headed to Appleton, Wisconsin to review the final drawings of the two pumper tankers being built by Piece Manufacturing. Homer and Kachemak City both ordered vehicles at the same time, and Chief Kirko is providing review for both entities as part of our fire services agreement with our neighboring city. Chief Kirko will be reviewing truck specifications and working with the engineers to ensure the build out meets the needs of our firefighters and the context of firefighting in Alaska. The new apparatus are slated to have seating capacity for six firefighters (current vehicles seat three), they will have a 2500 gallon capacity (500 gallons more than the current apparatus), and the equipment storage capacity will nearly double. The vehicles will also have stronger motors and transmissions to allow for improved hill climbing capabilities, and stronger brakes for safer descents.

How to Run for Elected Office Event

Kenai Peninsula Votes, the League of Women Voters, and the City Clerk's office are collaborating on a program for citizens who are interested in learning more about running for office. The forum will include information on qualifications to run for office, filing deadlines, and Alaska Public Office Commission (APOC) requirements related to State, Borough, and City candidacy. There will also be a panel of citizens who have held these offices to share some perspective on what it's like to hold an elected seat, time commitments involved, challenges and rewards of serving, and to answer questions from the audience. The event is scheduled for Thursday, April 4th from 5:30 p.m. to 7:30 p.m. at the City Hall Cowles Council Chambers. An informational flyer is being developed and should be out soon!

Library Improvements

The Building Maintenance Division hung a "new" display screen at the Library's front desk. This was made possible by the replacement of the television in the Library's meeting room. This screen, now that it has been redeployed to the front desk area, will be used for displaying information to the public regarding upcoming events, library hours, upcoming events, highlights of the collection, and featured services or resources like electronic databases and special equipment of which the public may not be aware.





Dear Homer City Council (Sprout Champions),

In 2023, Sprout Family Services was awarded the Homer Foundation City Grant to support programming for families with young children. Because of this funding, we were able to offer more opportunities for caregivers to build social connections, learn about child development, and positively foster their child's growth. It is our mission at Sprout to promote the healthy development of children in partnership with families and community. The Homer Foundation City Grant is one way the Homer City Council can play an active role in this partnership. How does the Homer Foundation City Grant positively impact the families served by Sprout?

Playgroup Champions

Funds from the city grant were used to purchase developmentally appropriate equipment, toys, food, and safety supplies for use at Sprout sponsored playgroups. These items allow us to create safe, play environments that engage families and encourage young children to explore. Funds from the grant were also used to support increasing a caregiver's knowledge of child development. We offer families valuable information on early childhood development through the Parents As Teachers curriculum. If a caregiver has a question about development, including topics ranging from sleep to dental health, we can give them information that is grounded in research, relationship based, and relevant to their child's needs.

Parenting Workshop Support

Funds from the city grant were also used to purchase an annual subscription to the Conscious Discipline ecourse "Building Resilient Homes & Schools." Up to 75 individuals/families now have access to content that builds family resilience through brain-based social emotional learning. Sprout will also be able to dedicate staff time to leading workshops that focus on the skills of Conscious Discipline and how they can uniquely apply to families.

There are many ways to partner with families to ensure their children have healthy, safe, and positive starts. We are grateful for the Homer City Council and their contribution to programming that puts Sprout's partnerships with families first. Sprout's vision is that all children are valued and fully nurtured and give the same to the next generation. Thanks to City Council we can work on that vision together!











MONTHLY NEWSLETTER FROM THE OFFICE OF THE CITY MANAGER

INVASIVE SPECIES WEEK

Did you know, National Invasive Species Week is February 26th through March 4th? This initiative raises awareness of invasive species, the threat they pose, and what we can do about it. One of the most aggressive invasive weeds in Homer is orange hawkweed. This vibrant but invasive plant is spreading rapidly. Digging, burning and smothering don't work very well to control hawkweed. Occasionally the public brings concerns to the City's attention about



Orange Hawkwed

invasive plants in City rights-of-way, parks, and the cemetery.

In 2021, the City of Homer contracted with the Homer Soil & Water Conservation District (HSWCD) to develop an Integrated Pest Management Strategic Plan aiming to control invasive species on city properties. The goal was to prevent the introduction and spread of invasive species to protect private properties and the greater ecosystem and habitats that our fish and wildlife on the Kenai Peninsula depend upon.



Chicken Tractor

As a part of our partnership with HSWCD, last year an <u>experimental site</u> was set up to test chickens as a weed control tool. The most successful approach involved placing 4 chickens in a 24-square-foot chicken tractor (mobile coop) over a designated area for 4 weeks. This timeframe proved to be the most effective in removing vegetation while ensuring the well-being of the chickens.

Many in our community already have chickens, whether for egg laying or not. These chickens could offer an organic and practical solution for weed control. In the future this method could be used on other City properties, especially road rights-of-way, once a 106 to keep the chickens contained is found.

- Invasive Species Week
- Library Events
- Community Corner
- Library
- Community Recreation
- Economic Development
- Port & Harbor
- Harbor Expansion Study Update
- City Hall
- Public Works
- Police Department
- Fire Department
- Public Safety Corner
- Hazard Mitigation
- Meet City Staff
- Municipal Art Collection
- · Stay Connected with City Council

Discover something new today and see the latest City project updates information!

Learn about ways community members can get involved at City Hall and in the Homer community.

Follow us on Social Media

- City Hall: @cityofhomerak
- Parks & Recreation: @homerparksandrec
- Homer Public Library:
 @homerpubliclibrary
- Homer Police: @homerpolice
- Fire Department: @HomerVolFireDept

Subscribe to the Monthly Newsletter Click Here to Subscribe

LIBRARY EVENTS

VIRTUAL AUTHOR TALKS

Zoom in and listen to your favorite authors talk about their latest books. For a complete list of Upcoming Speakers, go to <u>libraryc.org/homerlibrary/upcoming.</u>

March 6 at Noon

The Power of Friendships with NPR Legal Affairs Correspondent **Nina Totenberg**



March 14 at Noon

20 Years of Dragon-Riding in YA Fantasy with International Bestselling Author **Christopher Paolini**

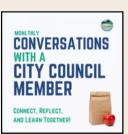


March 21 at 3 pm

On Retelling Greek Classics: An Exploration of the Modern Epics with **Madeline Miller**



SPECIAL & ONGOING EVENTS



Councilmember Conversations

Noon to 1 pm, the second Tuesday of each month, September - May, at the Homer Public Library.

March 12: Rachel Lord



Lit Lineup 2024

The Homer Public Library has created a community-wide initiative to read fifteen books throughout the year.

View the list and submit entries **here**. You could be eligible to win the grand prize!





Homer Public Library

500 Hazel Street - 907-235-3180 <u>circ@ci.homer.ak.us</u> <u>www.cityofhomer-ak.gov/library</u>



COMMUNITY CORNER

What's happening around the City of Homer

30th Annual Winter King Salmon Tournament



The Homer Winter King Salmon Tournament is the premier fishing tournament of Alaska. Every Spring anglers take to the waters of Kachemak Bay in search of King Salmon.

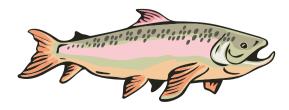
Tournament is Saturday, **March 23, 2024**The cost to register an angler in the tournament is \$150.

The one-day tournament awards tens of thousands of dollars in prize money to the largest kings caught. Festivities happen at the weigh-in stations by the Deep Water Dock, located at 4667 Freight Dock Road. After the fishing lines are pulled from the water, join the festivities of live music, beer & wine garden, food trucks, vendors and some extra surprises as we celebrate the 30th anniversary.

The Homer Chamber of Commerce is the official host of this event. <u>Click here to register</u>, or call the Chamber office at 907-235-7740. Port & Harbor information can be found <u>here</u>.

Get one FREE night of moorage!

Port & Harbor is collaborating with the Homer Chamber of Commerce to provide one free night of moorage on the Friday or Saturday of the tournament weekend. To qualify for the free night your boat must be <u>registered</u> with the Chamber of Commerce and have a <u>Moorage Agreement</u> on file with the Port & Harbor office. Additional nights are subject to normal moorage charges.



LIBRARY

ART IN THE LIBRARY

The Art in the Library program, organized by the Friends of the Homer Library, features annual submissions from local artists, both professional and amateur. A Community Artworks Selection Panel chooses pieces to be showcased at the Library for three months each throughout the year. While the displayed pieces are not for sale, the program provides artists with an opportunity to showcase their work.

Currently featured in the Homer Public Library Fireplace Lounge is artist Alexandra "Andy" Sonneborn. Specializing in vibrant oil and pastel paintings, Andy draws inspiration from impressionists and colorists. Her artistic goal is to evoke emotions in viewers by capturing the unique interplay of light and color. Andy discovered her passion for art at the age of 8 when her artist uncle gifted her a set of tube watercolors. She pursued formal training in painting at the Rhode Island School of Design and the University of Vermont. In 1978, Andy, along with her husband and four children, moved to Anchorage and "have loved it ever since".

Next time you visit the Library, be sure to stop by the Fireplace Lounge and enjoy the works of art!



Homer Public Library Fireplace Lounge



Pet Portraits by Andy Sonneborn

COMMUNITY RECREATION

The City of Homer Community Recreation Adult Basketball League had their playoff and championship games on February 3rd and 4th, at Homer High School. Congratulations to Team Alaska Arches for winning the 2023-24 season!

The "City Leaue" has been a tradition for over 40 years. It is a self-sustaining league for adult men and women who have graduated high school. It is common to see up to 100 people in the stands full of family, friends and fans cheering on their favorite players making it a fun and entertaining community event.



Team Alaska Arches

Regular season games occur on Sunday afternoons at the Homer High gym from October to February.

A very big thanks to the team sponsors:

Alaska Arches, Alaska Bible Institute, Alaska PT + Wellness, Alaska Salt Co., Bay Welding, and Ulmer's Drug & Hardware

2023-24 Season STATS:

90 individual players 45 regular season games 9 playoff games 1 championship game



ECONOMIC DEVELOPMENT

STRONG TOWNS PRESENTATION



On Tuesday, February 20th, the City hosted a visit by Chuck Marohn, founder of Strong Towns. Chuck, a nationally renowned speaker from Brainerd, Minnesota, advocates for financially strong and sustainable land development patterns for municipal governments. About 80 community members attended his presentation in person and via Zoom.

Chuck's visit marked the beginning of discussions about the City's Comprehensive Plan. While he found the Homer Spit, the Harbor, and scenery breathtaking, he expressed feeling "underwhelmed" by our built community. One of his key points emphasized the need for a robust tax base to cover long-term maintenance costs of infrastructure, including water and sewer pipes, road maintenance, and eventual repaving.

As an example, Marohn said the numerous gaps between buildings on Pioneer Avenue present an opportunity for development that utilizes existing infrastructure, aiding in covering those long-term costs. Filling in those gaps not only fosters economic activity but also contributes to creating a walkable environment, offering a more financially successful development pattern, especially for small towns with a limited tax base. The presentation was recorded, so if you missed the event, you can watch the recording at https://vimeo.com/916136735?share=copy Many thanks to Adele Person and Bunnell Street Arts Center for coordinating his visit, and to Guiding Growth for assisting with advertising this event.

CRUISE BOOM

The City hosted a second event on February 27th to spur additional conversation in advance of comprehensive planning: a screening of Cruise Boom. Cruise Boom is a documentary created by Sitka resident and filmmaker Ellen Frankenstein. More than 55 people attended to watch a film that shows Sitka, a Southeast Alaska community in transition, wrangling with questions about economic vitality, cultural heritage, and how to welcome tourism on their terms.

Economic Development Manager Julie Engebretsen and Port Director Bryan Hawkins introduced the film. "Homer's never really been a cruise ship destination, and to be clear, that's not what we're talking about here," began Hawkins. He said that the Port has 8 cruise ship landings scheduled in 2024, most of which are 300-500 passenger ships. Prior to the COVID-19 pandemic Sitka had approximately 14 ships and 10,000 passengers per season. In comparison some ports in Southeast Alaska see 1.1 million passengers per year. "The main thing about this film is that this is a good kickoff for the comprehensive plan."



Bryan Hawkins and Jule Engebretsen

Engebretsen discussed increasing cruise ship numbers in the community of Juneau that led to landings of as many as 21,000 passengers in a single day. She also cited Juneau's **Tourism Best Management Practices** program as a model for Alaskan communities to learn from when managing growth. Looking ahead is important. As the film stated, tourism businesses make significant investments to attract new customers, and it is difficult to impose limits after local business owners have already committed hundreds of thousands-- if not millions-- of dollars in a new venture.

Homer is kicking off its multiyear Comprehensive Plan rewrite, Engebretsen explained. "This is a great time to think about 'What do you want our community to be in 20 years?' or 'What do you want it to not be?'"

Missed the screening, or hoping to share it with more people? You can get a license to screen the documentary through **New**<u>Day Films</u>.

~ Excerpt written by Amy Woodruff, Port & Harbor

PORT & HARBOR

LARGE VESSEL HAUL OUT & REPAIR

City Staff was given the opportunity to tour the Polar Bear, one of vessels in the large vessel haul out and repair yard located on the Homer Spit. In the 2024 - 2029 Capital Improvement Plan (CIP), a project has been identified to improve this Large Vessel Haul Out Repair Facility.

The vessel haul out repair yard is an important facility that allows Homer to provide complete marine services and capitalize on the full economic opportunity vessels like the Polar Bear bring to the local economy. Improvements would benefit the operation of the regional fleet of large vessels, the local marine trades businesses and the regional economy.



Polar Bear

Regional economies rely heavily on the marine transportation sector. The Polar Bear, a flat bottomed landing craft that has a very large hauling capacity (250 ton deck load) serves many purposes. When operating, it typically has a 14-member crew and makes essential supply deliveries to Seldovia, Port Graham, Dillingham, other Bristol Bay communities and commercial fisheries via Port Williams and arctic communities like Nome and Barrow. The Polar Bear can carry seven semi-trailers of essential supplies, 48,000 gallons of fuel, vehicles and even on occasion, small planes. Vessels like this also contract to assist with infrastructure maintenance, such as dredging operations and delivery of rock for armor and breakwater projects and laying telecommunication cables containing fiberoptics on the ocean floor.



Chris Youngblood giving a tour of the engine room.

These commercial vessels are required to be hauled out for inspection every 5 years. Repairs are to be completed and approved before they go back into the water for the next season. Homer has a treasure trove of many talented marine trades people that attract maritime repair business. The large vessel haul out activities help provide year-round jobs for the local marine trades and supports local businesses in what is typically the down time of the year.

The Polar Bear was pulled out of the water in November last year and is expected to return to the water mid-March this year. The vessel was built in 1990 and required many updates. The living quarters were stripped back and fully rebuilt; hull repairs are being completed by welders and other skilled craftsmen; electronics and engine room components are being revamped. 14 - 20 local marine trades professionals work on the boat daily. Much of the materials and supplies are also sourced locally.





Tyson Alward giving tour to Rob Dumouchel, Bryan Hawkins, Matt Clar

110

enny Carroll.

Five months is not much time to complete the robust list. This shows great dedication of the team, especially given the unusually cold temps and windy weather this winter! The crew built a makeshift shelter over the vessel and have used 9,000 gallons of diesel to run generators for heat and for power. This is a big operation!

Upgrades to the haul out area, including shore power, water and sewer will greatly assist jobs like this; shore power will reduce site emissions and installation of wash down pads will backup the Stormwater Pollution Prevention Plan.



HOMER HARBOR EXPANSION





STUDY UPDATE





The Homer Harbor Expansion study is presently on a reduced work schedule, but still moving forward as we await word on Federal continuation funds in the Federal FY25 budget.





The chart below shows tasks the study has accomplished, and lays out a schedule for upcoming study activities. This summer, the US Army Corps of Engineers will be conducting environmental field work. Their work, coupled with completion of the geophysical survey and core sampling plan will allow the US Army Corps of Engineers to move forward with design work when study activities resume at pace in the fall.





Keep engaged with the study at www.homerharborexpansion.com



























CITY HALL

LOBBYING IN JUNEAU



City Manager Dumouchel, USCG Rear Admiral Megan Dean, Port Director Hawkins, and USCG Captain John D. Cole

A delegation from Homer traveled to Juneau on February 20-22 for legislative and administrative visits. Mayor Ken Castner, Councilmember Storm Hansen, City Manager Rob Dumouchel and Port Director Bryan Hawkins represented the City, advocating for inclusion of Homer's FY25 legislative priority capital projects in the State budget, and on behalf of several Council-approved State budget and policy items.

As well as meeting with Federal and State senators and representatives, Homer officials met with Rear Admiral Megan Dean of the U.S. Coast Guard, Commissioner Ryan Anderson from the Department of Transportation and Public Safety, and Lacey Sanders the new State Director of the Office of Management and Budget.

The primary capital projects lobbied for were Homer Harbor Expansion USACE General Investigation Matching Funds (which now tops Senator Stevens and Representative Vance's capital priority list for the District), the Slope Stability & Erosion Mitigation Program, Float System Replacement and the A-Frame Water Transmission Line Replacement.

Overall, there were many good meetings and connections made. The proposals were well received by officials, and we look forward to the progress that could be made in Homer's future.



Councilmember Hansen testifying before the Senate Finance Committee

SISTER CITY CULTURAL EXCHANGES

The City of Homer has a <u>Sister City</u> relationship with the City of Teshio, Japan. This year marks the 40th anniversary of that relationship. We want to thank Homer resident and our Sister City Liaison, as well as Interpreter, Megumi Beams, for her dedication to nurturing Japanese culture in Homer. With her vision and support, we hope to pass along this Sister City Program to the next generation.

Megumi is highly involved with students in Homer who are a part of her Alaska Japanese Club. They participated this year in the Winter Carnival Parade, hosted by the Homer Chamber of Commerce, and won the prize for Best Performing Arts float in the parade! They worked hard creating the float and drums and being a bright spot in our community. **Click here** to read a letter from the group expressing their thanks to the community and those involved for their support.



Megumi Beams and students in the Winter Carnival Parade



Megumi Beams with West Homer Elementary students participating in online classes with Japanese students.

A part of the Sister City International's initiative is the <u>Japan-Alaska Sister City Town Pride FESTA</u>, which was held on January 26, 2024. Out of 24 submissions, Teshio Town's submission won 1st place, and Megumi's submission on behalf of the Japanese Club won 3rd place! Congratulations!

Teshio and the Alaska Japanese Club have continued to participate together in online class sessions and have exchanged cards and activities. The club is planning to perform Taiko drumming for the 40th Anniversary of the relationship between Teshio and City of Homer in 2024. Stay tuned for more events to come related to our Sister City Program!

PUBLIC WORKS

WASTEWATER TREATMENT BLOWER REPLACEMENTS

This past summer Water/Sewer Division of Public Works purchased two new Kaeser blowers for the Wastewater Treatment Plant to replace the original blowers that were installed in 1990.

Blowers are primarily used in the secondary phase of wastewater treatment. They create air bubbles that add oxygen and that help keep the liquid moving. Wastewater contains organic solids that are decomposed by microorganisms. The beneficial microorganisms use oxygen to break down those solids and need a certain amount of oxygen in the water to do their work. The Kaeser blowers also help maintain an appropriate oxygen level so that it is not diluted when the wastewater moves to a larger body of receiving water.



The main purposes of having blowers in wastewater treatment are:

- Keeps bacteria suspended.
- Aids separating solid particles from a liquid.
- Supplies sufficient oxygen transfer and helps to remove ammonia from the water.



New Kaeser blower unit

In the past, there was no way to adjust the airflow to the digesters, so it was a "feast or famine" situation for the microorganisms. The Kaeser blowers, like everything today, are "smart" blowers. Operators can now make fine adjustments to the airflow, enhancing the treatment process. This improved treatment means that less solid waste needs to be delivered to the landfill in Soldotna. Additionally, the new blowers are more energy-efficient, resulting in cost savings!

To save even more money, the water/sewer crew installed the blowers and fabricated all the piping themselves. They also had to create a special lifting mechanism to lower the blowers into the basement. There's not much this talented crew can't do!

All in all, the microorganisms, operators, and mechanics are happy with the new equipment.



Control panel and inside mechanisms

POLICE DEPARTMENT

FBI-LEEDA LEADERSHIP SEMINAR



Last month Lieutenant Ryan Browning and Sergeant Jessica Poling attended a Command Leadership Course put on by the Federal Bureau of Investigation Law Enforcement Executive Development Association (FBI-LEEDA). Attending FBI-LEEDA sessions contributes to the continuous professional development of our police officers, ensuring they are well-equipped to lead and serve Homer effectively.

The FBI-LEEDA Command Leadership Institute is a comprehensive week-long program designed to prepare law enforcement leaders for command roles. Taught by experienced faculty with executive-level law enforcement backgrounds, the program provides practical strategies and techniques for those aspiring to command positions. Covering crucial topics such as credibility, command discipline, liability, managing difficult employees, and leading organizational change, the institute ensures a dynamic and challenging learning experience with a focus on real-life scenarios, creating an environment for strong student participation.

113

FIRE DEPARTMENT

EMT CLASS

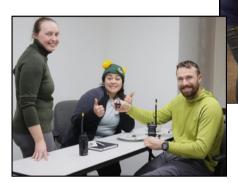


Marisela, Paige, Nikki, Matthew, Fred the Head, Nathan, Samantha, Collin, Cody, Kate, Amber, and Galina

Our EMT class is truly remarkable, with nine dedicated providers engaging in impressive work such as backboarding, administering medications, and mastering bleeding control techniques. The experience has been a mix of excitement and exhaustion for everyone involved, but the camaraderie and team spirit are exceptional.



Kate McGregor Spiking a Line



Kate McGregor, Nikki Graham, Marisela Sanchez-Ramos, and volunteer backboard victim

Cody Czer-Ransom, Marisela Sanchez-Ramos, and Matthew Bullard

Surprisingly, our EMT students have also showcased their culinary talents, turning out to be adept charcuterie board creators.

We're delighted to have such enthusiastic learners, and we eagerly anticipate welcoming new providers into our department. Stay tuned for the upcoming Firefighter class – let's fill those trucks with even more skilled and passionate individuals!

THANKS TO HOMER-KACHEMAK BAY ROTARY

The Homer Volunteer Fire Department (HVFD) received a generous donation of new Motorola Minitor VI voice pagers from the Homer-Kachemak Bay Rotary. Members of the department can carry these pagers, both on and off duty, to receive notifications when there is an emergency.

In the past year, HVFD promptly responded to 850 emergencies, some of which occurred simultaneously. Emergencies can arise at any time, day or night. Having equipment like these pagers significantly contributes to the ability to maintain operational readiness 24/7. Thank you Homer-Kachemak Bay Rotary!





Motorola Minitor VI voice pager



PUBLIC SAFETY CORNER &



In this section, we aim to keep readers informed about the latest developments in public safety in the community. Whether it's news about crime prevention, emergency preparedness, or updates on local law enforcement activities, we've got you covered. Our goal is to promote a safe and secure environment for all community members and visitors of Homer, and we believe that staying informed is a crucial part of achieving that. Read on to learn more about what's happening in public safety in Homer.

TSUNAMI PREPAREDNESS

Tsunami Preparedness Week is March 23rd to 30th. Tsunamis don't happen often, but awareness and preparation go a long way in keeping you and your loved ones safe.

In honor of National Tsunami Awareness Week, from Saturday, March 23rd to Saturday, March 30th, we will feature tips so you can be better prepared,. Look for these featured tips on the City's website and on the City of Homer Facebook and Instagram: @cityofhomerak pages.

If you live, work, or play near the coast in Homer, you should prepare for tsunamis. Below are simple tools you can use to be informed and take action when needed.



BEFORE

- Know Your Risk: Educate yourself!
- Know Homer's tsunami zone.
- Evacuation routes.
- How to get alerts.
- Know the signs of a tsunami.
- Have an emergency kit ready.



DURING

- · Go to high ground and away from
- Stay inland until you hear from officials.
- · If shaking from earthquake, DROP, COVER and HOLD ON.

AFTER

- Wait! Tsunami waves may continue to arrive for hours.
- Avoid flooded roads.
- Do not enter flood waters.
- Avoid fallen or damaged power lines.
- Clean and disinfect everything that got wet, and boil drinking water if instructed by officials.
- Dry buildings out within 24-48 hours, if possible.
- Use safety gear including gloves, goggles, rubber boots, and N95 masks.

Click Here for More Information on Emergency Preparation



What are the signs to look for?

The natural signs of a potential tsunami are a strong, long earthquake, a loud roar from the ocean, or unusual ocean behavior, such as a sudden rise or wall of water or sudden draining showing the ocean floor.

If you feel an earthquake:







HOMER HAZARD MITIGATION PLAN

Tsunami Warning System

Tsunami warning systems are in place to send out warnings after an earthquake if a tsunami is or could potentially be triggered.

Warning sirens are located on the Homer Spit, at Bishop's Beach, and near the intersection of Kachemak Drive and East End Road.

Homer tsunami siren testing occurs the first Wednesday of e

onth, at 1 pm.



Find the Local Hazard Mitigation Plan on the City's website: **City of Homer Local Hazard Mitigation Plan**

MEET THE STAFF

Welcome to the Team!



Public Works welcomes **Dan Kort** as Public Works Director. Dan brings a wealth of experience from prior roles in consulting and city engineering in Northern Minnesota. Most recently Dan was employed with Kenai Peninsula Borough (KPB), primarily in the solid waste department with a focus on civil and environmental consulting.

Dan and his wife, Jill, fell in love with Homer during a vacation in 2006. Having lived in Homer for four years now, Dan enjoys pursuing his hobbies of hunting, fishing, and hiking in this ideal location.

Dan steps into his new role following the retirement of Jan Keiser, who retired earlier this year. Jan served Homer as its first City Engineer in the early 1980s and later returned as Public Works Director in 2020.

Leon Galbraith has recently joined Public Works as the Special Projects Coordinator/City Engineer. With 17 years of experience in the engineering consulting industry, he looks forward to contributing to the construction of great new infrastructure in Homer.

Leon is originally from Alaska. Fun fact, he was born at home in a little log cabin next to the Kenai River in Cooper Landing! He graduated from college in Fairbanks and lived in Anchorage for about 15 years. Leon, his wife Allison, and their three children moved to Homer 6 years ago to enhance the quality of life for their family. Leon finds joy in the picturesque scenery of Homer while pursuing his outdoor hobbies, which include fishing, hiking, snow machining, and skiing.



Work Anniversaries



Thanks to the following staff members for your dedication, commitment and service to the City and to the taxpayers of Homer!

February

| Names | Dept. | Years |
|------------------|--------------|---------|
| Jenny Carroll | Admin | 8 Years |
| Morgan Tracy | Police | 7 Years |
| Kevin Co | Library | 5 Years |
| Tyler Jeffres | Police | 5 Years |
| Matt Swerdzewski | Fire | 1 Years |
| Mike Swoboda | Public Works | 1 Years |

Farewell



After dedicating 12 and a half years to Public Works, equipment operator Joe Inglis has decided to move on. His last day was February 14th. Joe is accomplished operator and is to explore other leaving opportunities in the private sector and spend more time with family. We wish him the best in his future endeavors.

CITY OF HOMER ROSTER

Mayor - Ken Castner (2024)

City Council

Donna Aderhold (2024)

Jason Davis (2025)

Shelley Erickson (2024)

Storm P. Hansen (2025)

Rachel Lord (2026)

Caroline Venuti (2026)

City Staff Leadership

Rob Dumouchel, City Manager

Melissa Jacobsen, MMC, City Clerk/Deputy Director of Administration

Mark Robl, Chief of Police

Bill Jirsa, Chief Technology Officer

Julie Engebretsen, Economic Development Manager

Elizabeth Walton, Finance Director

Mark Kirko, Fire Chief

Dave Berry, Library Director

Andrea Browning, Personnel Director

Bryan Hawkins, Port Director

Dan Kort, Public Works Director

Ryan Foster, City Planner

Mike Illg, Community Recreation Manager

Commissions and Boards

ADA Advisory Board

Economic Development Advisory Commission

Library Advisory Board

Parks, Art, Recreation and Culture Advisory Commission

Planning Commission

Port and Harbor Advisory Commission

MUNICIPAL ART COLLECTION



Green Trees watercolor by Diana Tillion - Clerks Office

Learn more about the municipal art collection at:
www.cityofhomer-ak.gov/
prac/city-homer-municipal-art-collection

STAY CONNECTED TO CITY COUNCIL

Go to <u>cityofhomer-ak.gov/cityclerk/stay-connected-city-council</u> to find instructions on how to listen, provide testimony, and participate in the meetings via Zoom.

UPCOMING MEETINGS

March

| Marc | n | |
|------|---------|---|
| 5 | 5:30 pm | Port & Harbor Advisory Commission Worksession |
| 6 | 5:30 pm | Planning Commission Worksession |
| 6 | 6:30 pm | Planning Commission Regular Meeting |
| 12 | 6:00 pm | Economic Development Advisory Commission |
| | | Regular Meeting |
| 19 | 5:30 pm | Library Advisory Board Regular Meeting |
| 20 | 5:30 pm | Planning Commission Worksession |
| 20 | 6:30 pm | Planning Commission Regular Meeting |
| 21 | 5:30 pm | Parks, Art, Recreation & Culture Advisory |
| | | Commission Regular Meeting |
| 27 | 5:30 pm | Port & Harbor Advisory Commission Re leeting |



JOIN OUR TEAM

- Find current job listings for the City of Homer
- Sign up for Job Alerts
- Apply Online at: <u>cityofhomerak.applicantpro.com/jobs</u>

ABOUT THIS NEWSLETTER

The City of Homer Newsletter is published monthly. For questions or comments, please contact the Office of the City Manager at citymanager@ci.homer.ak.us.

City of Homer

491 E. Pioneer Avenue, Homer, Alaska 99603 907-235-8121

www.cityofhomer-ak.gov

CITY OF HOMER Comprehensive Plan Rewrite



Community Open House

Thursday, March 28, 6:00-8:00 PM **Alaska Islands & Ocean Visitor Center**

95 Sterling Highway #1, Homer, AK 99603

WE NEED TO HEAR FROM YOU, HOMER!

Help kick off a process that will **guide** Homer residents, leaders, organizations, and partners over the next 10 years.

Join us to:

- > Share what you value most and what could make life better in Homer.
- > Learn about the comprehensive planning process and how your ideas will help shape the revised comprehensive plan (find a link to the 2018 Plan on the project website: <u>www.homercompplanupdate.com</u>).

















Contact Information

- City of Homer Planner: Ryan Foster, rfoster@ci.homer.ak.us, 907-299-8529
- Project Consultant: Shelly Wade, shelly@agnewbeck.com, 907-242-5326
- Project website: www.homercompplanupdate.com
- City of Homer on Facebook: https://www.facebook.com/cityofhomerak

Other March Events

- Joint Work Session with Homer City Council & Planning Commission, March 26
- Meeting with the Port & Harbor Advisory Commission, March 27
- Meetings with the Comprehensive Plan Steering Committee
- Public sharing and feedback opportunities at local establishments
- Ider interviews and meetings with local organizations 118