



## **Homer City Hall**

491 E. Pioneer Avenue

Homer, Alaska 99603

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

# **City of Homer Agenda**

## **Planning Commission Regular Meeting**

**Wednesday, February 16, 2022 at 6:30 PM**

**Cowles Council Chambers and Via Zoom Webinar**

**Webinar ID: 979 8816 0903 Password: 976062**

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

### **CALL TO ORDER, 6:30 P.M.**

### **AGENDA APPROVAL**

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

### **RECONSIDERATION**

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

- A. Planning Commission Regular Meeting Minutes of February 2, 2022 **p. 3**
- B. Decisions and Findings Document for CUP 22-01, allowing two buildings containing three dwelling units at 373 Mountain View Drive **p. 11**

### **PRESENTATIONS / VISITORS**

### **REPORTS**

- A. Staff Report 22-10, City Planner's Report **p. 16**

### **PUBLIC HEARINGS**

- A. Staff Report 22-11, Draft Ordinance 22-XX, Eliminating Maximum Parking Requirement for Large Retail and Wholesale Stores **p. 18**

### **PLAT CONSIDERATION**

### **PENDING BUSINESS**

- A. Staff Report 22-12, Coastal Bluff Analysis **p. 22**

- [B.](#) Staff Report 22-13, Storage Container Dwellings **p. 24**

## **NEW BUSINESS**

- [A.](#) Staff Report 22-14, Building Codes **p. 30**

## **INFORMATIONAL MATERIALS**

- [A.](#) City Manager's Reports for Feb. 14, 2022 **p. 32**
- [B.](#) Kenai Peninsula Borough Notice of Decisions **none**
- [C.](#) 2022 Meeting Deadlines Schedule **p. 86**
- [D.](#) 2021 Zoning Permit Report **p. 88**
- [E.](#) Planning Commission Calendar **p. 89**

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

## **COMMENTS OF THE STAFF**

## **COMMENTS OF THE COMMISSION**

## **ADJOURNMENT**

Next Regular Meeting is Wednesday, March 2, at 6:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

Session 22-02, a Regular Meeting of the Planning Commission was called to order by Vice Chair Roberta Highland at 6:30 p.m. on February 2, 2022 at the Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

**PRESENT:** COMMISSIONERS BRNWELL, CHIAPPONE, HIGHLAND, VENUTI, CONLEY, BENTZ

**ABSENT:** COMMISSIONER SMITH (EXCUSED)

**STAFF:** CITY PLANNER ABOUD  
DEPUTY CITY CLERK KRAUSE

### **APPROVAL OF THE AGENDA**

BENTZ/VENUTI MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA**

### **RECONSIDERATION**

### **CONSENT AGENDA**

A. Planning Commission Regular Meeting Minutes of January 5, 2022

BENTZ/CONLEY MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **PRESENTATIONS / VISITORS**

### **REPORTS**

A. Staff Report 22-05, City Planner's Report

City Planner Abboud reviewed his staff report that was included in the packet. He commented further on the following:

- Laydown provided regarding the asbuilts and status thereof and the plan to do quarterly assessments of status. He added that they are hoping with the new planning software they will be able to better control and track those requirements.
- Provided further clarification for the benefit of the newer commissioners on the asbuilt requirements at the request of Commissioner Venuti.
- Distinguishing between a land permit versus a zoning permit
- Permitting system timeline and delay in getting it implemented including issues that they are working through with online payments, incorporating history, holidays and vacations, plus getting a new server for the GIS as it crashed.

## **PUBLIC HEARINGS**

- A. Staff Report 22-06, CUP 22-01 for two buildings containing three dwellings units total at 373 Mountain View Drive

Vice Chair Highland introduced the item by reading of the title.

City Planner Abboud reviewed Staff Report 22-06 for the Commission noting the following:

- explained the conditions that require the Conditional use Permit
- Density requirements for urban residential and comparison to the multi-family dwelling to provide the idea of the density that this project would create but is not applicable to this project
  - o It is not a project that is denser than a project that could be permitted outright
  - o provides egress on the level of a multifamily dwelling
- structure and use is compatible to the zoning district
- Public Comment received on the project increasing the density and bringing forth other issues that are not relevant to the CUP process
- Possible drainage issues regarding an old drainage ditch and may need work that public works may want to find a solution for and there is no regulation that he can use to address that issue.

Mr. Gill, applicant, spoke to the application stating that the structures are compliant with the designed use.

Vice Chair Highland opened the public hearing.

Mr. Troy Lakey, resident, provided testimony stating that they welcome the new neighbor however expressed his experience since they purchased their home a little over a year ago and that the construction on the lot up the hill from them will affect this drainage issue making it worse. He then advised the Commission on the recent expenditure of a neighbor downhill from his property regarding drainage issues.

Vice Chair Highland closed the public hearing.

City Planner Abboud and the applicant did not have any rebuttal.

Mr. Lakey responded to questions from the Commission on his location in relation to the applicants, if he had viewed the drainage plan contained in the packet, if he had reported the issues to Public Works Department and where the actual drainage ditch and how the flow of water is dispersed.

Mr. Gill responded to Commissioner Venuti that he would be willing to coordinate and work to address any drainage issues during his ground prep.

Commissioner Barnwell commented that they should require a drainage plan analysis incorporated into these types of situations especially in higher density situations and poor soils. He believed that with the data that is available he is wondering why they do not have that requirement currently.

City Planner Abboud responded that is code and they do not have off-site improvements; he then provided an explanation of what possible solutions and assured the Commission that Public Works did review this project and there is more than one property owner with these drainage issues.

City Planner Abboud responded to Commissioner concerns on the proposed siding selection in regards to the design manual and that those requirements do not apply to residential zone.

Vice Chair Highland requested a motion and second.

BENTZ/BARNWELL MOVED TO ADOPT STAFF REPORT 22-06 AND RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT 22-01 FOR TWO BUILDINGS CONTAINING THREE DWELLING UNITS TOTAL AT 373 MOUNTAIN VIEW DRIVE WITH FINDINGS 1-10 AND CONDITION 1:

1. OUTDOOR LIGHTING SHALL BE DOWNLIT PER HCC 21.59.030 AND THE CDM

There was a brief comment on the information provided on the density in response to the public comments received.

VOTE. YES. VENUTI, CONLEY, BARNWELL, BENTZ, CHIAPPONE, HIGHLAND

Motion carried.

## **PLAT CONSIDERATION**

## **PENDING BUSINESS**

### **A. Staff Report 22-07 Coastal Bluff Analysis**

Vice Chair Highland Introduced the item by reading of the title and invited City Planner Abboud to provide his report.

City Planner Abboud reviewed his staff report and facilitated discussion on the following:

- stability map and modifier for a setback map
- the stability map may not be the best resource to use
- City code review should happen frequently due to the dynamic coast land
- Comparison of other like communities show different coastal communities nothing is similar

- it is very complex, there are varying degrees of possible slope failure which should have a greater setback such as 60 feet
- Erosion rates do not depend on a coastal bluff
- City code was not based general slope stability
- Support for the 40 foot setback is a good point to start with
- description and definition for bluff edge
- different features and issues on Baycrest
  - o different benches
  - o rotational issues
  - o historical landslides or slough

City Planner Abboud requested direction from the Commission to come up with code language.

Further discussion ensued on the definition clarification of coastal bluff, multiple benches, concerns on the scarp under West Hill location, setting threshold on the coastal erosion, requiring readily moveable structures, it would be dependent on the time of application since it changes all the time; using the LIDAR information that is currently available, establishing a setback at 40 feet catches most if not all the predicted erosion; using the LIDAR information to develop the definition as well as the mapping will provide the best definition and most appropriate definition.

Further discussion ensued on the definition of coastal bluff and that it is not a defined line. Additional comments were made on the 40 feet from the top of a slope and 15 feet from the bottom is from the building code and that they were not established for a coastal bluff in Homer, Alaska. City Planner Abboud noted that it is reasonable and you would not be condemning the land, basing it off of building code at minimum you are not going against it in theory if you adopt a building code there would be no conflict, the Commission can decide more but he would not recommend less.

BENTZ/ VENUTI MOVED TO REQUEST PLANNING STAFF DRAFT REGULATIONS AND BRING BACK TO THE MARCH 16<sup>TH</sup> MEETING FOR REVIEW BY THE COMMISSION.

Commissioner Bentz requested this to be on a worksession so it can be reviewed and discussed.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### B. Staff Report 22-08, Storage Container Dwellings

Vice Chair Highland introduced the item and requested City Planner Abboud to provide his staff report.

City Planner Abboud stated that the Commission wanted to view language to ban the use of storage containers for dwellings. He noted that the best way in his opinion since they do not have building code was to amend the term dwelling. He noted that without a building department there was not a better way in his opinion. He confirmed that this would be an amended definition of the word dwelling currently used.

City Planner Abboud facilitated an in-depth discussion on the following points:

- aesthetics of the use of shipping containers as dwellings
- limitations on regulating the use of shipping containers until the city has a building department
- applying personal opinions to regulate on the way things look and would this then apply to other non-standard dwelling materials such as yurts.
- cost comparison of converting a shipping container compared to traditional builds
- possible toxicity that can pass on to persons who reside in a shipping container
- how near future is a building department and code
- Use of shipping containers can be done in other applications such as commercial, example Oyster Bar that was approved.
- Structural concerns using converted shipping containers

Deputy City Clerk Krause reminded the Commission that this topic was postponed at the January 5, 2022 regular meeting reading the motions on the floor limiting the use of shipping containers as dwellings to the Central Business District, Marine industrial and East End Mixed Use District then the amendment was to remove the Central Business District. The current item before the Commission is to amending the definition which is another factor of the issue of using shipping containers as dwellings. So that issue will be on the February 16<sup>th</sup> agenda.

Commissioner Bentz restated her understanding of the discussion from the January meeting simplifying to to three points: the motion and amendment on the floor to limit the use of intermodal shipping containers, the amendment to city code regarding the definition of “dwelling” in relation to intermodal shipping containers and third for the Commission to explore adding building inspection services.

Vice Chair Highland did not recall that discussion but noted that they cannot move something that is not on the agenda.

Further discussion ensued on making motions to changing code and preference to address the issues through building inspections and adding building code and those types of city services and it would be very beneficial to the residents of Homer and use those instances as evidence to support the implementation of building code. Additional points made that typically residential structures are inspected but there is no way to know that at this time.

City Planner Abboud requested that the issue of building code be kept separate from these issues.

Vice Chair Highland restated the topics that would be coming before commission at the February 16<sup>th</sup> meeting and they can then bring back this item as well.

Commissioner Bentz would like to see proposed code language on limiting shipping containers since they have a motion on the floor.

City Planner Abboud expressed hesitancy in writing the language that Commissioner Bentz requested for the motions on the floor and that the Commission has not expressed solid support for the current recommendation he has presented to address the situation. He further expressed that he did not believe that it was a preferred choice on how to construct a dwelling.

Commissioner Conley requested a worksession on this topic to discuss and review all the options and to get a thorough understanding of the issues.

Commissioner Barnwell supported the idea of worksession instead of trying to make a decision in this limited time period.

Vice Chair Highland requested confirmation that City Planner Abboud had enough direction to proceed with the Building Code aspect of this by the commission.

City Planner Abboud confirmed.

Deputy City Clerk Krause requested a motion to postpone amending the definition from the Commission if they were not acting on it at this meeting.

BENTZ/VENUTI MOVED TO POSTPONE THIS ITEM TO THE FEBRUARY 16, 2022 REGULAR MEETING.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **NEW BUSINESS**

### **A. Staff Report 22-09 Maximum Parking Allowance for Large Retail**

Vice Chair Highland introduced the item by reading of the title.

City Planner Abboud reviewed his staff report for the Commission.

Discussion was facilitated and focused more on the issues that were brought forward by the changes in the Safeway parking lot on the following:

- requirements for parking lots for commercial establishments
- design factor
- number of entrances
- looking at minimums
- making logical allowances for what is really necessary on site
- parking lots are really expensive
- reducing the percentage is the simplest method
- removal of landscape requirements
- accommodating snow removal and storage

BENTZ/CONLEY MOVED TO STRIKE LINE A PARKING LOTS FOR LARGE RETAIL AND WHOLESALE DEVELOPMENT SHALL NOT EXCEED THE MINIMUM NUMBER OF SPACES REQUIRED BY CHAPTER 21.55 BY MORE THAN 10 PERCENT.

There was no further discussion.



VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was a brief discussion on the outcome of the changes to the Safeway parking lot changes and stormwater runoff, and possible fees such as charged in land poor communities and this factor is a big discussion and being looked at by the City.

Vice Chair Highland requested clarification on the second recommendation in Staff Report 22-09.

City planner Abboud stated it may be nice to have something on the record to bring this topic back before the commission.

BENTZ/VENUTI MOVED TO POSTPONE FURTHER DISCUSSION ON LANDSCAPING UNTIL BROUGHT BACK BY STAFF.

There was no further comments.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **INFORMATIONAL MATERIALS**

- A. City Manager's Report for January 10 & 24, 2022 City Council Meeting
- B. Kenai Peninsula Borough Notice of Decisions

### **COMMENTS OF THE AUDIENCE**

### **COMMENTS OF THE CITY STAFF**

Deputy City Clerk Krause complimented Vice Chair highland on conducting a good meeting, it was very interesting and welcomed back Commissioner Barnwell.

### **COMMENTS OF THE COMMISSION**

Commissioner Venuti complimented Commissioner Highland on conducting a great meeting.

Commissioner Chiappone echoed those sentiments.

Commissioner Bentz commented that on reflection of the various topics they discussed tonight lead back to resiliency and she was able to take some management level FEMA courses about building Community resilience with nature based solutions recently and there's resources out there to start thinking about the normal planning processes that cities have and how those plans can align and integrate different strategies to thread together some of these ideas that we're talking about like

hazard mitigation strategies; one thing that's listed in there as a strategy is having building ordinances that reduce risks to people, there is a lot of different interconnected things that we talked about that we can understand a little bit better on how we put those into our planning documents and how we achieve a level of specificity in our policies and plans that can really help guide us through some of these conversations that we're having online specific issues as they come up. She stated that she will be sharing some of that information with Rick and planning staff, but I think there's a lot of interesting additional education for us as appointed officials too out there that is really in line with the hazard mitigation plan update and stormwater plan too.

Vice Chair Highland requested that to be shared with the Commission.

City Planner Abboud stated a worksession presentation can be arranged.

Commissioner Venuti noted the discussion on KBBI regarding stormwater drainage and expressed he felt it was appropriate for the public to know that the city was looking into that.

### **ADJOURN**

There being no further business before the Commission, the meeting was adjourned at 9:00 p.m. The next Regular Meeting is Wednesday, February 16, 2022 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

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Renee Krause, MMC, Deputy City Clerk II

Approved: \_\_\_\_\_



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## **HOMER PLANNING COMMISSION**

### **Approved CUP 2022-01 at the Meeting of February 2, 2022**

**RE:** Conditional Use Permit (CUP) 2022-01  
**Address:** 373 Mountain View Dr.

**Legal Description:** T 6S R 13W SEC 17 SEWARD MERIDIAN HM 0760034 ANDERSON 1976  
SUB LOT 2 BLK 7

## **DECISION**

### **Introduction**

Clifford Gill (the “Applicant”) applied to the Homer Planning Commission (the “Commission”) for a Conditional Use Permit (CUP) under Homer City Code HCC 21.18.030(j) which allows more than one building containing a permitted principle use on a lot in the Urban Residential District.

The applicant proposes to construct two houses containing 3 dwellings.

A public hearing was held for the application before the Commission on February 2, 2022, as required by Homer City Code 21.94. Notice of the public hearing was published in the local newspaper and sent to 33 property owners of 29 parcels as shown on the Kenai Peninsula Borough tax assessor rolls. Public notices contained information on how to submit written testimony, participate telephonically, or participate on the Zoom meeting platform.

At the February 2, 2022 meeting of the Commission, six Commissioners were present. Chair Smith was not present and had an excused absence. The Commission approved CUP 2022-01 unanimously with one condition.

### **Evidence Presented**

City Planner, Rick Abboud, reviewed the staff report and addressed the two letters opposing the project based on density concerns. He explained how the proposal meets density requirements which are supported by the purpose of the Urban Residential Zoning District. The applicant, Clifford Gill, gave a brief presentation and answered questions of the Commission. Neighbor, Troy Laky, testified about his concerns with drainage of the proposal.

## **Findings of Fact**

After careful review of the record and consideration of testimony presented at the hearing, the Commission determines Condition Use Permit 2022-01, to allow two structures containing 3 dwelling units on a lot, satisfies the review criteria set out in HCC 21.71.030 and is hereby approved.

**The criteria for granting a Conditional Use Permit is set forth in HCC 21.71.030 and 21.71.040.**

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

**Finding 1:** The proposal's use and structures are allowed with an approved CUP.

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

**Finding 2:** The proposed uses and structures are compatible with the purpose of the Urban Residential 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.**

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

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

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

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

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

**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.**

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

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

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

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

**Finding 8:** The proposal will comply with applicable regulations and conditions specified in Title 21 by gaining a Conditional Use Permit and subsequent Zoning permit.

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

**Finding 9:** The proposal is not contrary to the applicable land use goals and 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 all applicable provisions of the Community Design Manual.**

**Finding 10:** Project will comply with the applicable provisions of the CDM when following condition 1.

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

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

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

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

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

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

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

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

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

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

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

**Conclusion:** Based on the foregoing findings of fact and law, Conditional Use Permit 2022-01 is hereby approved, with Findings 1-10 and Condition 1.

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Date

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Chair, Scott Smith

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Date

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City Planner, Rick Abboud

#### NOTICE OF APPEAL RIGHTS

Pursuant to Homer City Code, Chapter 21.93.060, any person with standing that is affected by this decision may appeal this decision to the Homer Board of Adjustment within thirty (30) days of the date of distribution indicated below. Any decision not appealed within that time shall be final. A notice of appeal shall be in writing, shall contain all the information required by Homer City Code, Section 21.93.080, and shall be filed with the Homer City Clerk, 491 East Pioneer Avenue, Homer, Alaska 99603-7645.

#### CERTIFICATION OF DISTRIBUTION

I certify that a copy of this Decision was mailed to the below listed recipients on \_\_\_\_\_, 2022. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

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Date

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Travis Brown, Planning Technician

Clifford Gill  
5806 W 131<sup>st</sup> Street  
Overland Park, KS 66209

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

Rob Dumouchel, City Manager  
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# City of Homer

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## Planning

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### Staff Report Pl 22-10

TO: Homer Planning Commission  
FROM: Rick Abboud, City Planner  
DATE: February 16, 2022  
SUBJECT: City Planner's Report

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#### **City Council 1.24.22**

Ordinance 22-07, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$15,000 from the Homer Accelerated Road and Trail Program Road Fund and \$5,000 from both the Water and the Sewer Capital Asset Repair and Maintenance Allowance (CARMA) Funds for a total of \$25,000, to Update the City of Homer's Design Criteria Manual, Standard Construction Specifications, Standard Construction Details, and Reconcile Designated Elements of the Development Standards in Homer City Code. City Manager/Public Works Director. Introduction January 24, 2022, Public Hearing and Second Reading February 14, 2022. Memorandum 22-018 from Public Works Director as backup.

Ordinance 22-08, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$140,000 from the Homer Accelerated Roads and Trails (HART) Program Fund for Appraisals and Technical Field Work to Support Four Green Infrastructure Stormwater Management Projects. City Manager/Public Works Director. Introduction January 24, 2022, Public Hearing and Second Reading February 14, 2022.

Memorandum 22-019 from Public Works Director as backup.

Ordinance 22-09, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Authorizing at Total Transfer of \$4,000,000 from the General Fund Fund Balance to Include \$1,500,000 to General Fund Fleet Capital Asset Repair and Maintenance Allowance (CARMA) Fund, \$1,500,000 to General Fund CARMA, and \$1,000,000 to Land Reserves Fund. City Manager/Mayor. Introduction January 24, 2022, Public Hearing and Second Reading February 14, 2022. Memorandum 22-020 from City Manager as backup.

Resolution 22-0xx A Resolution of the City Council of Homer, Alaska Awarding a Contract to Seabold Consulting, LLC of Homer, Alaska in the Amount of \$25,000, to Update the City of Homer Design Criteria Manual, Standard Construction



Specifications, Standard Construction Details, and Reconcile Updates in Homer City Code. City Manager/Public Works Director.

### **Permitting software**

We continue to work on modifying and testing the software with hope that it will be ready for the next building season.

### **Hazard Mitigation Plan Update**

The core workgroup met and reviewed and ranked potential mitigation projects. This should take us to our draft document which will be scheduled for review.

### **Rural Residential Rezone Update:**

We are finalizing our mailer to the residents of the areas proposed for rezoning and are creating or web page and schedule for citizen outreach. We plan to include the scheduling 'call a planner' week, a work session devoted to the subject, and other outreach in conjunction with other outreach efforts such as HERC planning. Initially, we are separating the proposed east and west areas to gain some experience in our outreach and to eliminate confusion over what may be differing concerns of the two areas.

We are working on the schedule and are likely to have a laydown for the meeting once it is confirmed. There are a lot of activities to work around.

### **Complaints/concerns**

The Planning Office received two calls from home owners concerned about noise from Air BnB type rentals in their neighborhood. Items such as late night traffic (may or may not be related) and people being noisy outside in the late evening were mentioned as concerns. The callers were not looking for immediate action. They wanted to the raise the issue of impact to residents, when there are vacation occupancies in an urban neighborhood.

### **Economic Development Advisory Commission**

The EDC is interested in working on housing issues in our community, likely focused around the seasonal and year round work force. Some Commissioners may attend Planning Commission meetings as part of their efforts in understanding the issues. (The upcoming rezone is a good example and opportunity).



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### Staff Report PL 22-11

TO: Homer Planning Commission  
FROM: Rick Abboud, AICP, City Planner  
DATE: February 16, 2022  
SUBJECT: Maximum Parking for Large Retail

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#### Introduction

In consideration of experiences of our local Safeway grocery store's need to provide parking for customers year-round, the Commission has reconsidered the policy found in Homer City Code (HCC) for Large Retail and Wholesale Store that limit the allowance for parking spaces to not exceed the minimum required by more than 10%.

#### Analysis

We have found several factors to reconsider limiting the amount of parking allowed at Large Retail and Wholesale stores. While the concept of limiting the size of parking lots, especially those that are likely to be underutilized, seems to be a worthy goal, we have found that it is not practical when it has been indicated that the restriction is not adequate to serve demand and conflict with other policy.

The Safeway store has demonstrated a demand for parking well beyond the limitations in code. During the summer the parking lot frequently utilizes parking spaces that equal 30% above the maximum currently allowed in code. There does seem to be local factors contributing to the demand and constraints.

- There is no mass transportation options in Homer. Taxi is generally the only transportation option as no bus route exists. This does not significantly decrease the need for parking and contributes traffic to the parking lot.
- Homer does not have significant nearby population that would walk to the store. Those that do walk face challenges due to the changes in grade and may have to walk up hills that may be difficult for many, who will generally resort to driving to the store.
- The population outside Homer is considerable compared to in-town populations and Homer has a great deal of tourists in the summer. These populations are dependent of the use of cars and the services provided at the grocery store and contribute to parking demands.

- The store itself is smaller than comparable stores that provide the same products & services. This does seem to be an anomaly, as other newer and remodeled grocery stores are larger and would require more spaces due to larger floor areas.
- Homer does not allow on-street parking. On-street parking might be able provide an option for overflow parking, but this is not a viable option and not many opportunities exist that would reasonably support the use.

The policy itself is inconsistent.

- Large Retail and Wholesale Stores are the only category that is limited in this way. No other use in code is limited in maximum.
- Parking lots are an allowed use in the Central Business District (CBD). The CBD is arguably the most attractive district to operate a large retail operation and the outright allowance for a parking lot with no limitations on the numbers of stalls conflicts with the restriction. This has played out as Safeway is developing a parking lot on the adjoining lot as allowed in code and has provided a way to circumvent the restriction.

Due to the factors listed above, an amendment to eliminate the parking maximum for Large Retail and Wholesale Store is being proposed.

### **Staff Recommendation**

Conduct public hearing and make recommendation to the City Council for adoption.

### **Attachment**

Draft Ordinance

**CITY OF HOMER  
HOMER, ALASKA**

Planning Commission

**ORDINANCE 22-XX**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING TITLE 21.57 LARGE RETAIL AND WHOLESALE STORES,  
ELIMINATING MAXIMUM PARKING REQUIREMENT.

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 3, Objective A states, “Create a clear, coordinated regulatory framework that guides development;” and

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 3, Objective A, Implementation Strategies states, “Review rules and regulation options with consideration of operational constraints and community acceptance;” and

WHEREAS, It has been found that the maximum parking allowance for Large Retail and Wholesale Stores is inadequate to support summertime customer demands for grocery stores; and

WHEREAS, The limitation of maximum parking requirements for Large Retail and Wholesale stores is inconsistent with the permitted uses for parking lots and garages; and

WHEREAS, The elimination of maximum allowances for Large Retail and Wholesale Stores will be more consistent with other parking regulations found in the Homer City Code; and

WHEREAS, The proposed ordinance overcomes operational constraints and fills expectations of the community.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.57, is hereby amended to read as follows:

Chapter 21.57.150 Parking

~~a. Parking lots for large retail and wholesale development shall not exceed the minimum number of spaces required by Chapter 21.55 HCC by more than 10 percent.~~

~~a~~**b.** All parking lots will be posted “No Overnight Camping Permitted” as required by HCC 19.08.030.

44 **b.e.** Where practical, no more than 50 percent of the required parking area for the development  
45 shall be located between the front facade of the building and the abutting streets or adjacent  
46 to arterials.

47  
48 Section 2. This Ordinance is of a permanent and general character and shall be  
49 included in the City Code.

50  
51  
52 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of \_\_\_\_\_, 2022.

53  
54 CITY OF HOMER

55  
56 \_\_\_\_\_  
57 KEN CASTNER, MAYOR  
58

59  
60 ATTEST:

61  
62 \_\_\_\_\_  
63 MELISSA JACOBSEN, MMC, CITY CLERK  
64

65  
66 YES:

67 NO:

68 ABSTAIN:

69 ABSENT:

70  
71 First Reading:

72 Public Hearing:

73 Second Reading:

74 Effective Date:



# City of Homer

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## Planning

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### Staff Report PL 22-12

TO: HOMER PLANNING COMMISSION  
FROM: RICK ABOUD, AICP, CITY PLANNER  
DATE: FEBRUARY 16, 2022  
SUBJECT: COASTAL BLUFF REGULATION

---

#### Introduction

The Commission requested that our discussion of coastal setback be brought to a work session. If you do not have access to the DGGs study from previous packets, please request copies from the office.

#### Analysis

My last staff report focused on analyzing our current code and what the expectations were, namely setbacks based on the bluff composition. Our study indicates that we have forecasted erosion rates and bluff failures that are not tied hard and fast to just the height and current slope of the bluff. Coastal Homer is a dynamic feature and reminds me of the investments disclaimer that state, "past performance may not be an indicator of future results". Some areas may move faster and some slower.

What we do have is better information than we have ever had. We have historical measures of erosion that date back to 1954. Slope failure distance averages have been computed and brought into the equation. Both these measures have been forecasted out 30 years. I would expect, as time goes on, we will again get even better information and will have to take that into consideration at the time. This is something that should be scheduled for review every 5 years or as new information comes available.

I have suggested to apply a 40' setback for new structures along the east coastal areas, heading west to somewhere adjacent to Saltwater Drive or the West Hill areas (with exclusion of the spit). From these areas west I suggest at least a 60' setback. These setbacks provide improved measures of safety compared to our current regulations, while allowing for a reasonable use of the lots near the bay. By my measurements, no one would be prohibited from developing on existing lots. It also conforms well to meeting the distances of most of the existing improvements, of course there are a few structures closer than this and they would be allowed to continued, but may not be eligible for replacement in their current location if damaged greater than 50% of the replacement cost.

After we get a commitment on setbacks, I will further test our definitions and look for any snags that we may not have been expecting. The working definition of the setback is proposed to be from a description of 'bluff edge'

*Bluff Edge – The bluff top edge is identified as the seaward extent of relatively flat land where a slope break or scarp occurs. The chosen bluff top edge must represent the seaward extent of land that is neither part of a previous landslide nor a bench on a slope.*

This is a dynamic definition that is similar in thought to those we use describing other slope or bluff and will change as conditions change. It is best to create a unique description, so it will not conflict with the use of terms found other places in code. In that vein, I will suggest something that eliminates the use of the term "bluff", as it has a unique definition that will conflict with other uses of the definition. Also, I will have to come up with a measure of distance from the bay that applies to the definition to separate it from features further inland, such as the Baycrest pull out areas far away from the bay. A measure of 300' is currently used in the definition of Coastal Bluff. I will further test this measure.

I believe that the suggested setbacks will serve Homer well and would not be a surprise or thought of as over-reach. Generally, the areas along the coast have been well developed and we would not expect much, if any, pressure to add to these sites. The lots that are left vacant have also not seen a great amount of development pressure.

### **Staff Recommendation**

Provide a recommendation of coastal setbacks and locations. I will then test the ordinance with our coastal features and work up code language for review. This may need more time than the next meeting, so an open time of return would be appropriate.

### **Attachments**

Refer to DGGs study previously provided or call for a copy.



# City of Homer

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## Planning

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### Staff Report PL 22-13

TO: Homer Planning Commission  
FROM: RICK ABOUD, AICP, CITY PLANNER  
DATE: FEBRUARY 16, 2022  
SUBJECT: CONTAINER DWELLINGS

#### Introduction

The Planning Commission requested that a draft ordinance be created for consideration of a postponed motion to allow for the use of a container dwellings in the Central Business District (CBD), Marine Commercial District (MC), and East End Mixed District (EEMU).

#### Analysis

I have created a definition that carves out the use of Connex (shipping containers) or Connex parts in the construction of a dwelling. This allows us to make the allowance in the above mentioned districts and by the rules of code construction, it would be prohibited in any district where it was not listed. Although I do not believe zoning code is an ideal way to deal with this issue, we do not have another option at this time.

I have made the recommendation that if the commission finds it in the best interests of the city to prohibit these structures in any manner, the reasons for prohibition should be carried forth throughout the entire city. While some container dwellings are less than impressive to me, I do believe that we should be interested in ensuring our concerns for all.

There are some considerations in the proposed districts. The CBD currently supports residential dwellings and is arguably our most prominent district, as it is hopefully utilized by all citizens and visitors. The MC and EEMU Districts do not allow dwellings as a primary use, other non-dwelling uses for Connexes are allowed and may require Fire Marshal approval for commercial uses, depending on the occupancy category.

#### Staff Recommendation

Review the draft ordinances and give direction.

#### Attachments

Draft ordinance for allowance of Connex dwellings in CBD, EEMU, and MC.  
Draft ordinance for elimination of Connex dwellings city-wide by definition.



CITY OF HOMER  
HOMER, ALASKA

Planning Commission

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING HOMER CITY CODE 21.03.030, DEFINITIONS, HOMER  
CITY CODE 21.18.020, 21.30.020, & 21.27.020, PERMITTED USES  
AND STRUCTURES TO INCLUDE “CONTAINER DWELLING”, IN  
DEFINITION AND ALLOW AS A PERMITTED USE IN THE CENTRAL  
BUSINESS, MARINE COMMERCIAL & EAST END MIXED USE  
DISTRICTS.

WHEREAS, The 2018 Comprehensive Plan .....;” and

WHEREAS, .....;” and

WHEREAS, .....; and

WHEREAS,.....

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.03.030, is hereby amended to read as follows:

21.03.030 Definitions.

**“Container dwelling” means a “Dwelling” or “Dwelling Unit” that incorporates the use of Connex boxes or other similar intermodal shipping containers use in the structure in part or whole.**

Section 2. Homer City Code 21.18.020, is hereby amended to read as follows:

21.18.020 Permitted uses.

**II. Container dwelling.**

Section 3. Homer City Code 21.30.020, is hereby amended to read as follows:

21.24.020 Permitted uses.

**mm. Container dwelling.**

Section 4. Homer city Code 21.27.020, is hereby amended to read as follows:

21.27.020 Permitted uses.

**pp. Container dwelling.**

Section 5. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and Approved as to form and content:

\_\_\_\_\_  
Rob Dumouchel, City Manager

\_\_\_\_\_  
Michael Gatti, City Attorney

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Date: \_\_\_\_\_

Date: \_\_\_\_\_

CITY OF HOMER  
HOMER, ALASKA

Planning Commission

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA  
AMENDING TITLE 21.03.040 DEFINITIONS USED IN ZONING CODE.

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 3 states, “Encourage high-quality buildings and site development that complement Homer’s beautiful natural setting;” and

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 3 Objective A states: “Create a clear, coordinated regulatory framework that guides development;” and

WHEREAS, The 2018 Comprehensive Plan Chapter 4 Goal 3 Objective B states “Maintain high quality residential neighborhoods, promote housing choice by supporting a variety of dwelling options;” and

WHEREAS,

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.03.040, is hereby amended to read as follows:

“Dwelling” or “dwelling unit” means any building or portion thereof designed or arranged for residential occupancy by not more than one family and includes facilities for sleeping, cooking and sanitation. **“Dwelling” or “dwelling unit” shall not include the use of or incorporation of Connex boxes or other similar intermodal shipping containers in part or whole.**

Section 2 or the last section. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this \_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF HOMER

\_\_\_\_\_  
KEN CASTNER, MAYOR

ATTEST:

\_\_\_\_\_  
MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and Approved as to form and content:

\_\_\_\_\_  
Rob Dumouchel, City Manager

\_\_\_\_\_  
Michael Gatti, City Attorney

Date: \_\_\_\_\_

Date: \_\_\_\_\_



# City of Homer

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## Planning

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### Staff Report PL 22-14

TO: HOMER PLANNING COMMISSION  
FROM: RICK ABOUD, AICP, CITY PLANNER  
DATE: FEBRUARY 16, 2022  
SUBJECT: BUILDING CODES

---

#### Introduction

The Planning Commission requested an item be added to the agenda considering the development of a building code in Homer.

#### Analysis

In the office and at the Planning Commission, we constantly discuss issues that could be addressed with building codes.

The most reoccurring subject is around safety. While most all bank financed structures require inspection by private building inspectors, many types of structures are not and they may be the most prone to be hazardous. Alternative structures and those that use nontraditional building materials are rarely inspected. While a structure may have an initial inspection, future alteration or repair may not.

Our commercial structures are required to have their plans reviewed by the state Fire Marshal, but no comprehensive inspection may ever be done and occupancy certificates are not issued. A commercial building may not be finished, but is being used for business.

If you have ever looked for a house to buy in Homer, you are well aware of the great amount of shoddy work that may have been performed in the past and may never know until something happens or is uncovered. Without listing all that I have found, it includes literally everything from foundation to roof, poor material, poor workmanship, and just plain wrong is common. In my newly renovated house I live in, the plumber (said licensed contractor) had installed a new boiler on the floor, with a sticker clearly visible stating that it must be placed 18" above the floor, and that is just the obvious!

Adopting building codes protects properties from natural and man-made hazards. Once adopted, they provide allowances for savings related to risk management. Community discounts are derived from better insurance ratings (ISO) and discounted FEMA flood insurance.

Building codes contribute to energy savings and reduce carbon dioxide emissions. Codes are updated every three years to incorporate the latest in technology and safety provisions.

Locally administrated building programs can be efficient and save time when compared to submitting plans to the state. Local review and inspection insures that we create safe structures that are not in use until they are completed and not a risk to occupants.

#### Building codes save money

Up-to-date building codes can lead to valuable operational cost-savings for building owners. The Department of Energy estimates that in all climate zones, costs associated with the energy efficiency improvements required in the 2009 and 2012 codes have paybacks between one and two years. This means that builders, performing at the 2006 code level, are forcing their buyers to pay 50 percent more to heat, light and cool their homes than would be the case if they had used the 2012 code. The \$2,000 or \$3,000 extra in initial costs the builder experiences pales in significance compared to the tens of thousands in reduced energy costs the building owners or residents will experience over the building's useful life (<https://www.eesi.org/papers/view/the-value-and-impact-of-building-codes>).

#### **Staff Recommendation**

Since this is the first time the subject has been part of the Commission agenda, I did not draft a document for recommendation to the Council. I would like to have a discussion about the reasoning and make comments on issues that should be presented in support of the idea of adopting building codes. Please discuss and make recommendation.



## City of Homer

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### Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: February 10, 2022  
SUBJECT: City Manager's Report for February 14, 2022 Council Meeting

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#### Meeting with Senator Murkowski and Rear Admiral Moore

On January 26<sup>th</sup> Senator Murkowski and her team came to visit the City of Homer. We also had the privilege of hosting Coast Guard Rear Admiral Moore at the same time. Harbormaster Bryan Hawkins, Special Projects Coordinator Jenny Carroll, and I gave the Senator a brief tour of the harbor with a focus on the proposed site of the large vessel harbor expansion project. Afterwards we convened a meeting at the Harbormaster's Office with the Senator and staff, the Admiral and staff, City representatives that included Mayor Castner, me, Bryan Hawkins, Jenny Carroll, Chief Kirko, Chief Robl, and Public Works Director Jan Keiser. Assistant to the City Manager Christine Drais handled meeting logistics. We had a very productive conversation with the Senator and the Admiral that ranged from utility-related needs to plans for the future of Homer's harbor. My staff will continue to meet and collaborate with both Senator Murkowski's office and Rear Admiral Moore's team on issues relevant to the successful futures of Homer, the State of Alaska, and the Coast Guard's mission in Alaska and the Arctic.



#### Mid-Biennium Budget Adjustment Preparation

All budget adjustment request forms from the departments have been returned to the Finance Director. The two of us have been reviewing requests. Some divisions are on track with no requests or funding issues, others are seeing significant pressures from inflation, COVID impacts, and other external economic factors. We are still on track to be before Council in the month of March with proposed mid-biennium adjustments.



## FY22 Second Quarter Report

As promised in my report for the January 10<sup>th</sup> Council meeting, we are on a more well-defined track for quarterly finance reports. Attached to this report is the FY22 second quarter report and a memo from the Finance Director with an overview of the data. The next quarterly report should be published in May.

## Police Station Debt Service Fund Update

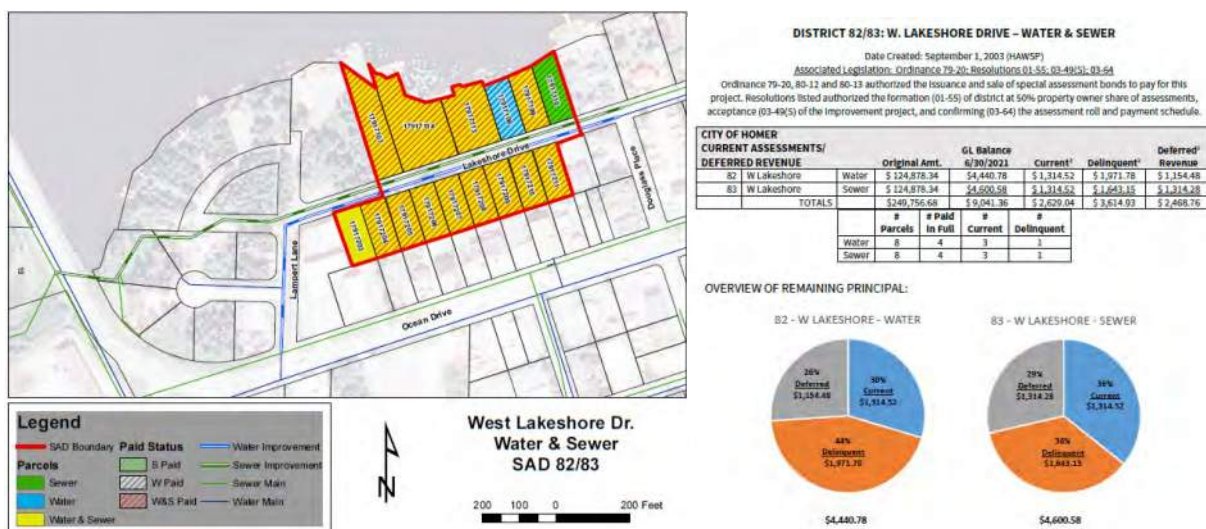
In response to some questions I have received regarding the status of the Police Station debt service fund (Fund 154), I asked the Finance Director to put together a memo providing an overview of the fund to date, and show a rough forecast for the future. We are ahead of schedule on revenue collection. While we are not able to pay the bond off until 2029 per the terms of that agreement, we may be able to revisit that portion of the sales tax much earlier. If revenues remain steady, we could have sufficient funds available at some point during calendar year 2025 to cover the remaining payments for the bond.

## Food Trucks and Special Events Code Update

During the month of February, proposed updates to the City's special events and mobile food service (food truck) codes will be reviewed by the LAB, PARCAC, EDC, and Port & Harbor commissions. I am expecting that we will be bringing ordinances to Council in March for introduction. The updates to these topics have been underway in the background for quite some time. Councilmembers Venuti and Hansen-Cavasos volunteered to help me in this project last year, and staff put a lot of effort into collaborating on improvements that are fair and reasonable for event promoters and food truck owners. We really attempted to streamline the programs to focus on what Homer cares about, and not create unnecessary obstacles that provide minimal value to the City or its residents.

## 2021 Water & Sewer SAD Report

Christine Drais, Assistant to the City Manager, has worked with Finance and Public Works to compile a report on individual Water and Sewer Special Assessment Districts (SADs). This is the first time this information has been presented in a district-by-district fashion with both maps and financial data. Traditionally, SADs are reported on in the aggregate in the annual audit.



Example Sheets from the report

I consider the file attached as a draft. We're continuing to fine tune the format and address any issues uncovered by completing the analysis of individual SADs. While that is underway, I felt it would be valuable

to share with the Council in its current form. I would like to thank Lynda Gilliland and Jenna deLumeau from Finance for their help with the financial data and Aaron Yeaton from Public Works for his assistance with mapping.

**HERC Update: Stantec to Present at Next Meeting**

Stantec is working on designs for a potential building on the HERC campus. They are planning to have materials to present to Council on February 28<sup>th</sup>.

Enclosures:

1. February Employee Anniversaries
2. FY22 Second Quarter Report
3. Police Station Debt Service Fund Memo
4. 2021 Water and Sewer Special Assessment District Report (Draft)
5. Letter of support for the Center for Alaskan Coastal Studies



# City of Homer

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## Office of the City Manager

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## Memorandum

TO: Mayor Castner and City Council  
FROM: Andrea Browning  
DATE: February 14, 2022  
SUBJECT: February Employee Anniversaries

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

<b>Dan Miotke</b>	<b>Fire</b>	<b>20</b>	<b>Years</b>
<b>Tim Yarbrough</b>	<b>Fire</b>	<b>20</b>	<b>Years</b>
<b>Daren Hill</b>	<b>Public Works</b>	<b>7</b>	<b>Years</b>
<b>Jenny Carroll</b>	<b>Admin</b>	<b>6</b>	<b>Years</b>
<b>Morgan Tracy</b>	<b>Police</b>	<b>5</b>	<b>Years</b>
<b>Kevin Co</b>	<b>Library</b>	<b>3</b>	<b>Years</b>
<b>Tyler Jeffres</b>	<b>Police</b>	<b>3</b>	<b>Years</b>



# City of Homer

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## Finance Department

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## Memorandum

TO: Mayor Castner and Homer City Council

THROUGH: Rob Dumouchel, City Manager

FROM: Elizabeth Walton, Finance Director

DATE: January 2, 2022

SUBJECT: FY2022 2<sup>nd</sup> Quarter Financials

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This memo is broken into two sections. The first section provides some analysis of the second quarter data from the perspective of the Finance Department. The second section provides some background information that may be helpful in interpreting the associated spreadsheet.

### **General Fund:**

Preliminary estimates show the General Fund experiencing just shy of a \$3 million operating surplus after the first half of FY22. This surplus does not account for the administrative fee revenues approved in the FY22/23 operating budget as those will not be transferred until the end of the fiscal year.

#### Financial Analysis:

- Sales tax revenue was budgeted at \$5.8 million and actual revenue received fiscally to date is \$4.9 million. Remote sales tax revenue was budgeted at \$207,225 and actual revenue received fiscally to date is \$96,678. If current trends continue, we should exceed budget expectations in this category. We still have to record revenue received during the holiday months and the first “half” of the upcoming summer season.
- The investment category shows revenue/losses for long-term investments. There are periods in which we experience losses, but in the end (maturity) the City will likely experience net gains on our investment decisions.
- Most General Fund expenditure categories are keeping pace with being half way through the fiscal year. Looking at historical trends, the collective expenditure is in line with 2020 spending.

### **Water and Sewer Fund:**

Preliminary estimates show the Water and Sewer Fund experiencing just shy of a \$485k operating surplus after the first half of FY22. This surplus does not factor in the budgeted General Fund Admin fees (\$588,359). This expense will be posted in the 4<sup>th</sup> quarter.

### Financial Analysis:

- Utility total revenues are keeping pace with budget expectations and historical trends. Historically, water revenues are down slightly and sewer revenues are above trends. This can be attributed to changes in water and sewer rates over the years.
- Utility expenditures are also keeping pace with being half way through the fiscal year. The collective expenditures are down from the same time interval in 2020, but some of this can be attributed to the difficulty in acquiring items. Overall, most categories are right at or under 50% spend.

### **Port and Harbor Fund:**

Preliminary estimates show the Port and Harbor Fund experiencing roughly a \$1.2 million operating surplus after the first half of FY22. Remember this surplus doesn't factor in the General Fund Admin fees (\$453, 392) and the budgeted transfer to Port Reserves (\$666,889). Both of these expenses will be posted in the 4<sup>th</sup> quarter.

### Financial Analysis:

- Seasonality is a huge factor in the harbor operations and the timing of receiving its revenues. The largest single component of revenue for the harbor is stall revenues and it is collected in the first half of the fiscal year. The Harbor budgeted roughly \$1.538 million in reserved stall revenue and actual revenue received fiscally to date is \$1.556 million. There is a year-end accounting entry to adjust for period reporting, so this value is subject to change.
- Harbor revenues are keeping pace with historical trends and everything is on track towards meeting budget expectations.
- The majority of harbor expenditure categories are keeping pace with being half way through the fiscal year. As with other City funds, the Harbor is also experiencing increased pricing and delayed delivery on items being purchased.

### **Background Information:**

The purpose of these reports is to provide a budget versus actual comparison for City Council and at the same time illustrating the operating revenues and expenditures each fund has experienced within a given time period.

Therefore, it is important to remember that these reports are not all inclusive and do not represent all financial activity of the City. The focus is to report on those revenues and expenditures that present themselves as operating and are included in our budget.

In prior years, operating transfers associated with admin fees have been recorded in the first month of the fiscal year. We are making a fundamental shift in this process to coincide with the timing of our new fiscal year. It is fiscally more responsible to perform these transfers at the end of the fiscal year to account for any unforeseen financial impacts on the funds being charged (Water, Sewer and Port funds). This change will also delay revenue to the General Fund until the end of the fiscal year.

Another update to this report is the inclusion of a historical fiscal analysis. The purpose of this section is to provide City Council and the public comparative data for the same date range. As time goes on, this data will allow for better trend analysis and benchmarking.

### **General Fund:**

#### Revenue Breakdown:

- Property tax is collected and administered by the Kenai Peninsula Borough and remitted to the City. The majority of these payments are remitted in September, October and November. Taxpayers can either split tax installments in two (first half due on September 15 and second half due on November 15) or can pay taxes in full on October 15.
- Sales tax is collected and administered by the Kenai Peninsula Borough (KPB) and then remitted to the City. KPB remits sales tax revenue to the City on a monthly basis, but there is a two month “lag” in the revenue received. This means that the revenue that is received by the City in one month is not a reflection on sales tax actually earned in that particular month.
- Use of money represents the interest income earned (lost) on investments held.
- Intergovernmental revenues include: Prisoner Care Contract with the State of Alaska for \$440,066; Pioneer Avenue Maintenance Contract with the State of Alaska for \$34,000; Police Special Services Contract with the State of Alaska for \$36,000; and the Borough 911 Contract with the Kenai Peninsula Borough for \$52,800.
- Charges for services include revenues received from the charges the City charges for some services it provides (i.e. application fees, ambulance fees, camping fees).
- Other revenues received for this time period is primarily from ACS for \$75,000 (reference ORD 21-42).
- Airport revenues represent those revenues collected through business at the Homer airport (leases, car rental, concessions, and parking fees).
- Operating transfers represent the admin fees charged to Water, Sewer and Port funds. The budget transfer from HART-Roads and HART-Trails to contribute to road and trail maintenance is also under this category. The \$10,000 transfer is representative of the amount the Utility Fund transfers to the General Fund to contribute to Public Works maintenance costs connected with Utility facilities and equipment.

### **Water and Sewer Fund:**

#### Revenue Breakdown:

- Revenues received into the water fund include: metered sales, connection fees, investment income, penalties, and hydrant transfer from the General Fund.
- Revenues received into the sewer fund include: metered sales, inspection fees and dump station fees.

#### Expenditure Highlights:

- General Fund Admin Fees have not been posted for the Utility Fund, as we are waiting until the end of the fiscal year to align with new processes.

- Other transfers include: transfer to health insurance fund (balancing mechanism), transfers to revolving energy fund (water fund) and \$10,000 transfer to General Fund for Public Works maintenance.

### **Port and Harbor Fund:**

#### Revenue Breakdown:

- Administration revenues include: rents and leases, storage fees, investment income and any surplus revenues.
- Harbor revenues primarily represent stall revenues, but it also includes income received from energy charges, parking revenue and commercial ramp wharfage.
- Pioneer dock revenues include: Coast Guard leases, fuel wharfage, water sales and docking fees.
- Fish dock revenues include: ice sales, cold storage, crane rental, seafood wharfage and fish tax.
- Deep water dock revenues primarily represent docking and water sales at the deep water dock.

#### Expenditure Highlights:

- General Fund Admin Fees have not been posted for the Port Fund, as we are waiting until the end of the fiscal year to align with new processes.
- Debt Service transfer represents the Lot 42 loan with the General Fund. The Port has budgeted to pay this loan off by the end of FY23.
- Harbor transfers to reserves have not been posted for the Harbor, as we are waiting until the end of the fiscal year to align with new processes.
- Load and Launch Ramp transfers to reserves have been made, as these revenues are expected to exceed expenditures. These revenues in excess are accounted for separately from the larger harbor reserves.

### **Treasurer's Report:**

The treasurer's report illustrates the investment positions of the City of Homer. It details the total amount held in our bank accounts and the timeline of maturity.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Finance Department

491 East Pioneer Avenue  
Homer, Alaska 99603

[finance@cityofhomer-ak.gov](mailto:finance@cityofhomer-ak.gov)

(p) 907-235-8121

(f) 907-235-3140

## Memorandum

TO: Mayor Castner and Homer City Council  
THROUGH: Rob Dumouchel, City Manager  
FROM: Elizabeth Walton, Finance Director  
DATE: February 10, 2022  
SUBJECT: Police Station Debt Service Fund

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The purpose of this memorandum is to provide additional context on the police station debt service fund and to provide City Council and the public with an analysis on sales tax collected for payoff of the debt obligation.

### **History:**

Ordinance 18-26 (A)(S)(A) put to the voters a question to bond for up to \$5 million for the construction of the new police station. A special election was held on June 26, 2018 and voters approved the \$5 million bond proposition. The total proceeds from the bond was \$4,814,618. The bond is callable at 10 years, which means 2029 is the earliest prepayments can be made.

### **Sales Tax Analysis:**

Referencing a Memorandum that former City Manager Koester wrote in April 8, 2019:

*The Homer City Council wisely chose to apply a 1.2 debt service ratio when projecting the sales tax rate needed to cover bond payments. This means Council wanted to ensure that the City is taking in 20% more than needed in order to make annual payments. If we assume a .5% growth in sales tax revenue, in 10 years we will have approximately \$1.8 million plus interest in an account dedicated to bond payments, which is roughly enough to pay off the remainder of the bond and stop collecting the tax at 10 years. At any time Council could place general fund dollars in the account to further reduce the number of years sales tax is collected (for example, if the project comes in under budget). Predicting when the .3% dedicated sales tax will terminate is difficult. Nevertheless, I believe the Council's approach appropriately manages the potential risk inherent in any borrowing situation.*

The dedicated sales tax collected is directly recorded to the police station debt service fund (Fund 154) and is separately accounted for in our financial statements. To date, the City of Homer has collected \$2,046,769 in sales tax dedicated to the police station.



## **Debt Service Fund:**

Once the City began collecting sales tax, the Finance Department established a debt service fund to appropriately record the tax collected and the annual debt payments. The purpose of this fund is to separately account for any revenues (sales tax) and expenditures (bond payment) that are attributed to the police station bond debt. No other activity occurs within this fund.

Here is a detailed snapshot of the activity that has occurred within the police station debt service fund since it was established in 2019. As of 2021, the City has paid down \$882,681 on the debt and as of 6/30/21 we still owe \$3,710,000.

<b>Fund 154 - Police Station DSF</b>							
<b>Reconciliation</b>							
<i>Updated 2/6/22</i>							
	<b>CY 19</b>	<b>CY 20</b>	<b>CY 21</b>	<b>CY 22</b>	<b>CY 23</b>	<b>CY 24</b>	<b>CY 25</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b>Beginning Balance</b>	-	616,883	804,705	1,235,521	1,665,271	2,095,771	2,527,521
<b>Revenue</b>							
Sales Tax	664,701	560,752	821,316	820,000	820,000	820,000	820,000
Interest Income	54,113	17,320	-	-	-	-	-
<b>Total Revenue</b>	<b>718,814</b>	<b>578,072</b>	<b>821,316</b>	<b>820,000</b>	<b>820,000</b>	<b>820,000</b>	<b>820,000</b>
<b>Expenditures</b>							
Debt Payment - Principal	-	190,000	200,000	200,000	200,000	200,000	200,000
Debt Payment - Interest	101,931	200,250	190,500	190,250	189,500	188,250	191,375
<b>Total Expenditures</b>	<b>101,931</b>	<b>390,250</b>	<b>390,500</b>	<b>390,250</b>	<b>389,500</b>	<b>388,250</b>	<b>391,375</b>
<b>Change in Net Assets</b>	<b>616,883</b>	<b>187,822</b>	<b>430,816</b>	<b>429,750</b>	<b>430,500</b>	<b>431,750</b>	<b>428,625</b>
<b>Ending Balance</b>	<b>616,883</b>	<b>804,705</b>	<b>1,235,521</b>	<b>1,665,271</b>	<b>2,095,771</b>	<b>2,527,521</b>	<b>2,956,146</b>
<b>Debt Balance</b>			<b>3,710,000</b>	<b>3,500,000</b>	<b>3,280,000</b>	<b>3,050,000</b>	<b>2,805,000</b>

This chart also attempts to project when sufficient sales tax will be collected to pay off the outstanding debt. If the City continues to collect \$820,000 (match 2021 sales tax), there should be sufficient funds to pay off the debt in 2025. However, the City will not be able to actually pay off the debt until 2029 (10 years after issuance).



# **2021 SPECIAL ASSESSMENT DISTRICTS REPORT**

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## Table of Contents

### CURRENT ASSESSMENT DISTRICTS - WATER & SEWER

	<u>Page Number</u>
Introduction to Special Assessment Districts (SADS).....	3
Revenue Summary Balances.....	4
Revenue Summary Charts:      Current Assessment Districts.....	5
Deferred Assessment Districts.....	6

#### Special Assessment Districts Charts and Maps:

67	Hillside Acres	Water	7
68	Hillside Acres	Sewer	
71	Ocean Drive Loop	Sewer	9
81	Thompson Drive	Sewer	11
82	W. Lakeshore	Water	13
83	W. Lakeshore	Sewer	
84	Forest Glen	Water	15
85	Forest Glen	Sewer	
86	Harrington Heights	Water	17
87	Harrington Heights	Sewer	
89	Mariner Village	Water	19
88	Mariner Village	Sewer	
103	Kachemak Dr.-Phase I	Water	21
101	Kachemak Dr.-Phase I	Sewer	
104	Kachemak Dr.-Phase II	Water	23
105	Kachemak Dr.-Phase II	Sewer	
108	East End Road	Water	25
109	East End Road	Sewer	
123	Ocean Drive Loop-P. Addn.	Sewer	27
126	Fairview Ave Main Ext.	Water	29
155	Paradise Place	Sewer	31
161	Eric Lane	Sewer	33
162	Kachemak Dr.-Phase III	Water	35
163	Kachemak Dr.-Phase III	Sewer	
165	Shellfish/South Slope	Water	37

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## 2021 Water & Sewer Special Assessment Districts Report

Special Assessment Districts (SADs), formerly known as Local Improvement Districts (LIDs), are created for the purpose of acquiring, installing, or constructing a capital improvement, (i.e. water, sewer, roads, and natural gas), that benefits property owners in the district. In a typical water and sewer SAD, 75% of construction costs are borne by property owners and the other 25% is paid by the City. SADs are governed under Homer City Code Chapter 17.02.

This report is the first time Administration has presented (SAD) information in a district-by-district fashion with both maps and financial data. Traditionally, SADs are reported on in aggregate in the annual audit. Administration intends to fine-tune this report and turn it into an annual exercise, so both Council and the public understand how our individual SADs are performing.

To read the following reports, here are some key terms and concepts to understand:

- **Current:** Amount to be paid in current year and is on-time.
- **Delinquent Amount:** Total amount due from prior billing periods.
- **Deferred Revenue:** An accounting term for the amount of future principal (not yet been received) from customers currently connected to services and on a payment plan.
- **True Deferred (SAD):** These occur when water and sewer has been installed in an area that benefits all property owners and it is agreed at the time of SAD formation that certain parcels are not expected to make payment until the land is developed, the property is sold, or upon connection to the water and/or sewer system.
- **Liens:** Assessments are liens. Therefore liens are placed on properties at the time of assessment. Upon sale or transfer of property, payment of the lien is to be paid in full before any other creditors; or if the account is current, the new owner may assume assessment payments.
- **Payment Deferment:** Hardship or senior citizen deferrals are available under Homer City Code 17.02.190 for those who reside on the property and meet income requirements, which are most commonly utilized in natural gas assessment districts.

Original Amount	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue	True Deferred
Project assessment billed (excludes interest and fees)	Remaining balance due	Total on-time payments due this year	Total late payment amount due from prior years	Future revenue yet to be received from customers on payment plan	Total amount of assessment not yet on payment plan
# Parcels	# Paid in Full	# Current	# Delinquent	# True Deferred	
Original # of parcels in district	# Assessed parcels paid in full	# Parcels with current payment status	# Parcels late on payments	# Parcels not connected to service or on a payment plan	

CITY OF HOMER				GL Balance 6/30/2021	2021 Current	Delinquent	Deferred* Revenue	Deferred Receivables	# Parcels Def. Rec.
CURRENT ASSESSMENTS - DEFERRED REVENUE			Original Amt.						
58	Deferred East Hill	Sewer						\$ 25,300.00	7
67	Hillside Acres	Water	\$ 612,610.40	\$ 102,964.81	\$ 13,848.84	\$ 34,755.79	\$ 54,360.18		2
68	Hillside Acres	Sewer	\$ 441,997.95	\$ 78,002.12	\$ 10,856.00	\$ 24,518.32	\$ 42,627.80		2
71	Ocean Dr Loop	Sewer	\$ 691,509.00	\$ 119,725.51	\$ 16,563.85	\$ 33,017.92	\$ 70,143.74		
81	Thompson Drive	Sewer	\$ 68,207.85	0.00	0.00	0.00	0.00		
82	W Lakeshore	Water	\$ 124,878.34	\$ 4,440.78	\$ 1,314.52	\$ 1,971.78	\$ 1,154.48		
83	W Lakeshore	Sewer	\$ 124,878.34	\$ 4,600.58	\$ 1,314.52	\$ 1,971.78	\$ 1,314.28		
84	Forest Glen	Water	\$ 305,688.75	\$ 4,977.45	\$ 343.67	\$ -	\$ 4,633.78	\$ 1,074.02	1
85	Forest Glen	Sewer	\$ 305,688.75	\$ 5,499.42	\$ 343.67	\$ -	\$ 5,155.75	\$ 1,265.47	2
86	Harrington Heights	Water	\$ 180,413.88	\$ 6,134.74	\$ 2,993.85	\$ 392.20	\$ 2,748.69		
87	Harrington Heights	Sewer	\$ 180,413.88	\$ 6,672.38	\$ 3,164.60	\$ 196.10	\$ 3,311.68		
88	Mariner Village	Water	\$ 76,499.94	\$ 4,271.28	\$ 695.46	\$ 296.00	\$ 3,279.82		
89	Mariner Village	Sewer	\$ 132,136.26	\$ 5,335.49	\$ 695.46	\$ 296.00	\$ 4,344.03		
90	Sabrina Drive	Water						\$ 7,500.00	5
91	Sabrina Drive	Sewer						\$ 2,500.00	2
92	Danview	Water						\$ 1,160.00	1
93	Danview	Sewer						\$ 1,160.00	1
94	Deferred Water	Water						\$ 44,726.80	41
95	Deferred Sewer	Sewer						\$ 58,653.05	43
101	Kachemak Drive	Sewer	\$ 132,136.26	\$ 49,024.29	\$ 17,317.80	\$ 58,014.63	\$ 104,938.40	\$ 18,566.79	1
103	Kachemak Drive	Water	\$ 259,935.00	\$ 180,270.83	\$ 7,426.72	\$ 1,856.68	\$ 39,740.89	\$ 17,317.71	1
104	Kachemak Drive - Phase II	Water	\$ 1,913,834.00	\$ 776,147.02	\$ -	\$ 56,888.68	\$ 719,258.34		
105	Kachemak Drive - Phase II	Sewer	\$ 2,046,498.00	\$ 716,781.15	\$ -	\$ 54,214.42	\$ 662,566.73		
108	East End Road	Water	\$ 190,805.22	\$ 24,510.01	\$ 3,180.06	\$ 8,609.17	\$ 12,720.78		
109	East End Road	Sewer	\$ 200,861.04	\$ 26,701.28	\$ 5,021.52	\$ 1,673.84	\$ 20,005.92		
120	Deferred East Hill Rd/Hillside	Water						\$ 253,676.52	49
121	Deferred East Hill Rd/Hillside	Sewer						\$ 10,275.68	4
123	Ocean Dr Loop-Peterson Addition	Sewer	\$ 144,514.47	\$ 17,119.48	\$ 3,186.53		\$ 13,932.95		

126	Fairview Avenue Main Extension	Water	\$ 8,453.81	\$ 66,221.52	\$ 704.48		\$ 65,517.04	\$ 59,176.67	6
155	Paradise Place	Sewer	\$ 10,151.00	\$ 8,120.80	\$ 1,015.10	\$ 1,015.10	\$ 6,090.60		
161	Eric Lane	Sewer	\$ 585,700.00	\$ 97,283.50	\$ -	\$ -	\$ 97,283.50		
162	Kachemak Drive - Phase III	Water	\$ 210,861.00	\$ 130,537.74	\$ -	\$ 5,876.82	\$ 124,660.92		
163	Kachemak Drive - Phase III	Sewer	\$ 362,464.00	\$ 228,718.93	\$ -	\$ 9,450.00	\$ 219,268.93		
165	Shellfish/South Slope	Water	\$ 238,974.00	\$ 39,259.51	\$ 2,258.40		\$ 37,001.11	\$ 45,168.00	27
			\$ 9,550,111.14					\$ 547,520.71	195

			GL Balance 6/30/2021	Current	Delinquent	Deferred*
TOTALS						
WATER			\$ 1,208,489.15	\$ 73,165.91	\$ 108,446.58	\$ 1,120,798.79
SEWER			\$ 1,494,831.47	\$ 59,479.05	\$ 184,368.11	\$ 1,250,984.31
			\$ 2,703,320.62	\$ 132,644.96	\$ 292,814.69	\$ 2,371,783.10

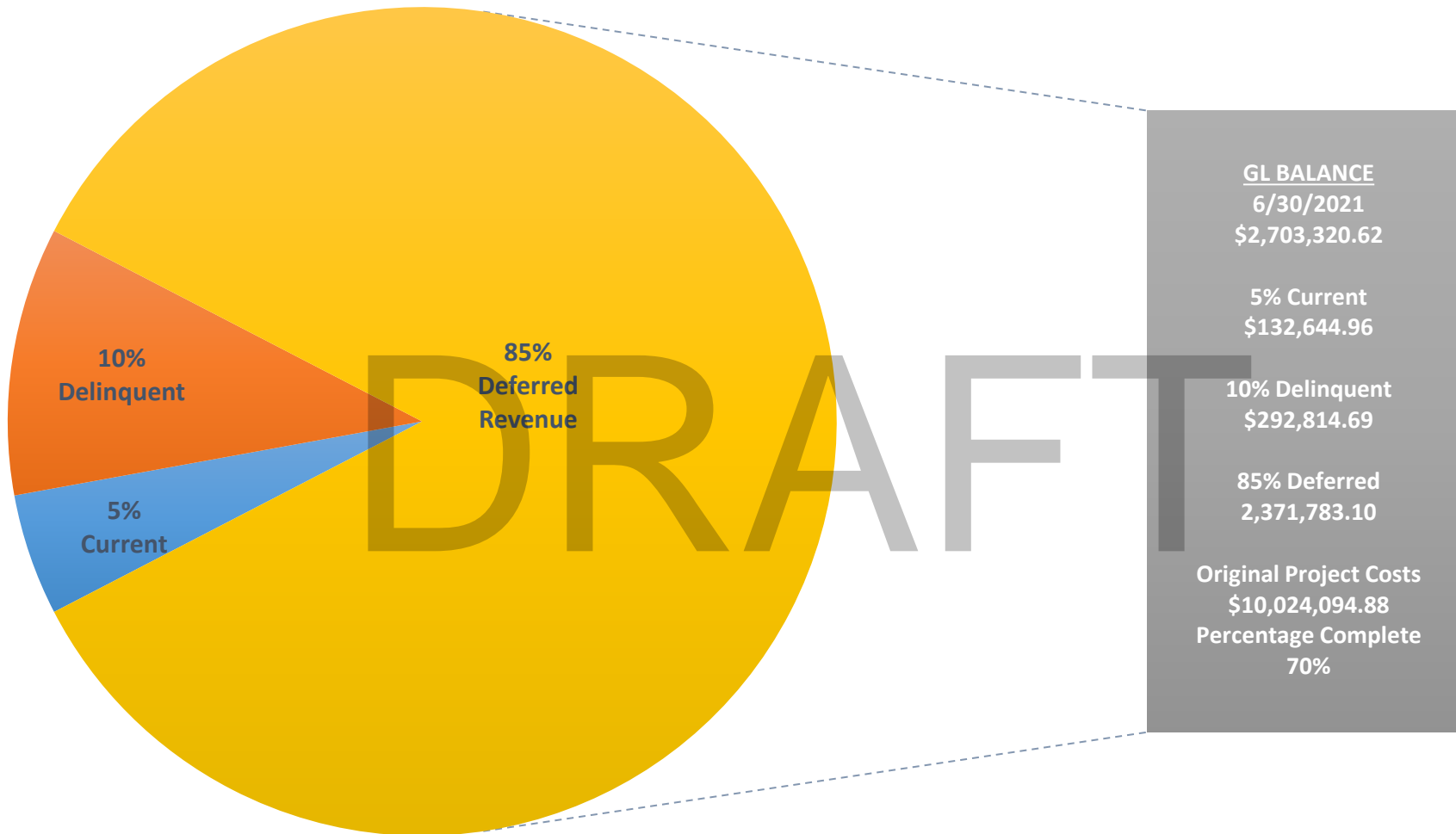
\*'Deferred' is an accounting term that means future revenue due from customers on payment plans.

\*\*'True Deferred' are parcels in districts where payment is deferred until development.

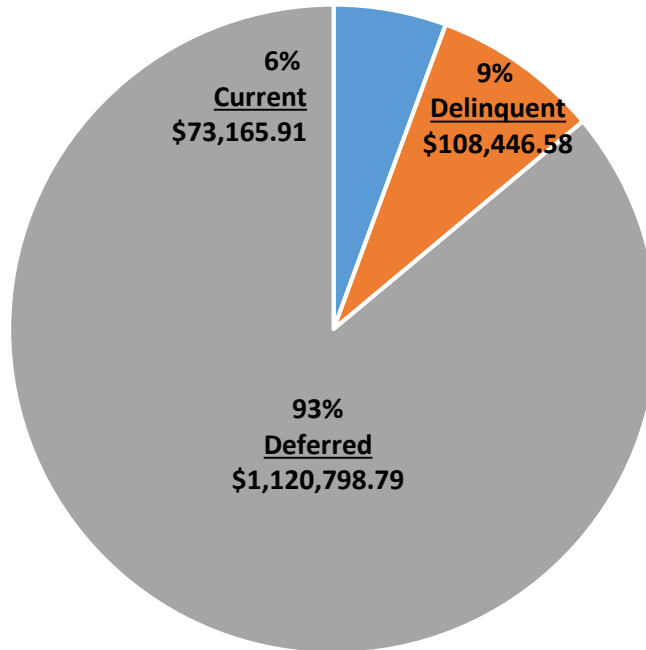
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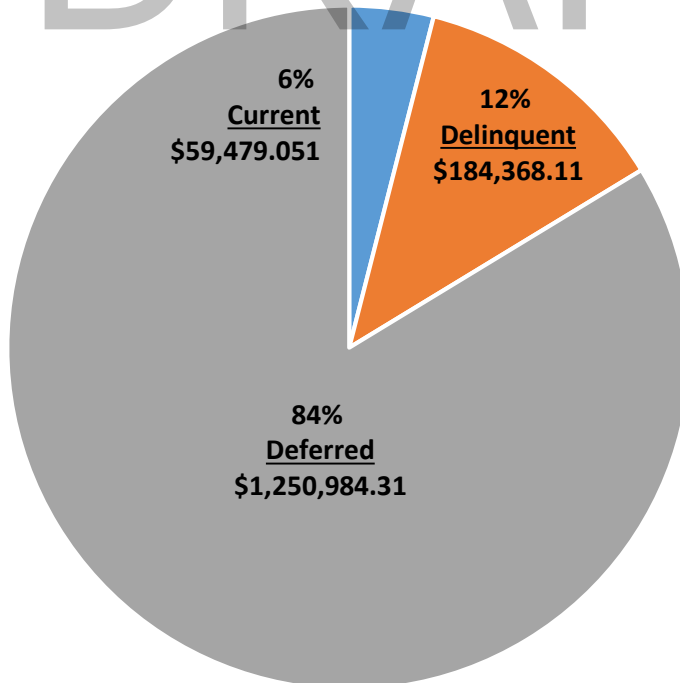
## 2021 ASSESSMENTS CURRENTLY BEING BILLED

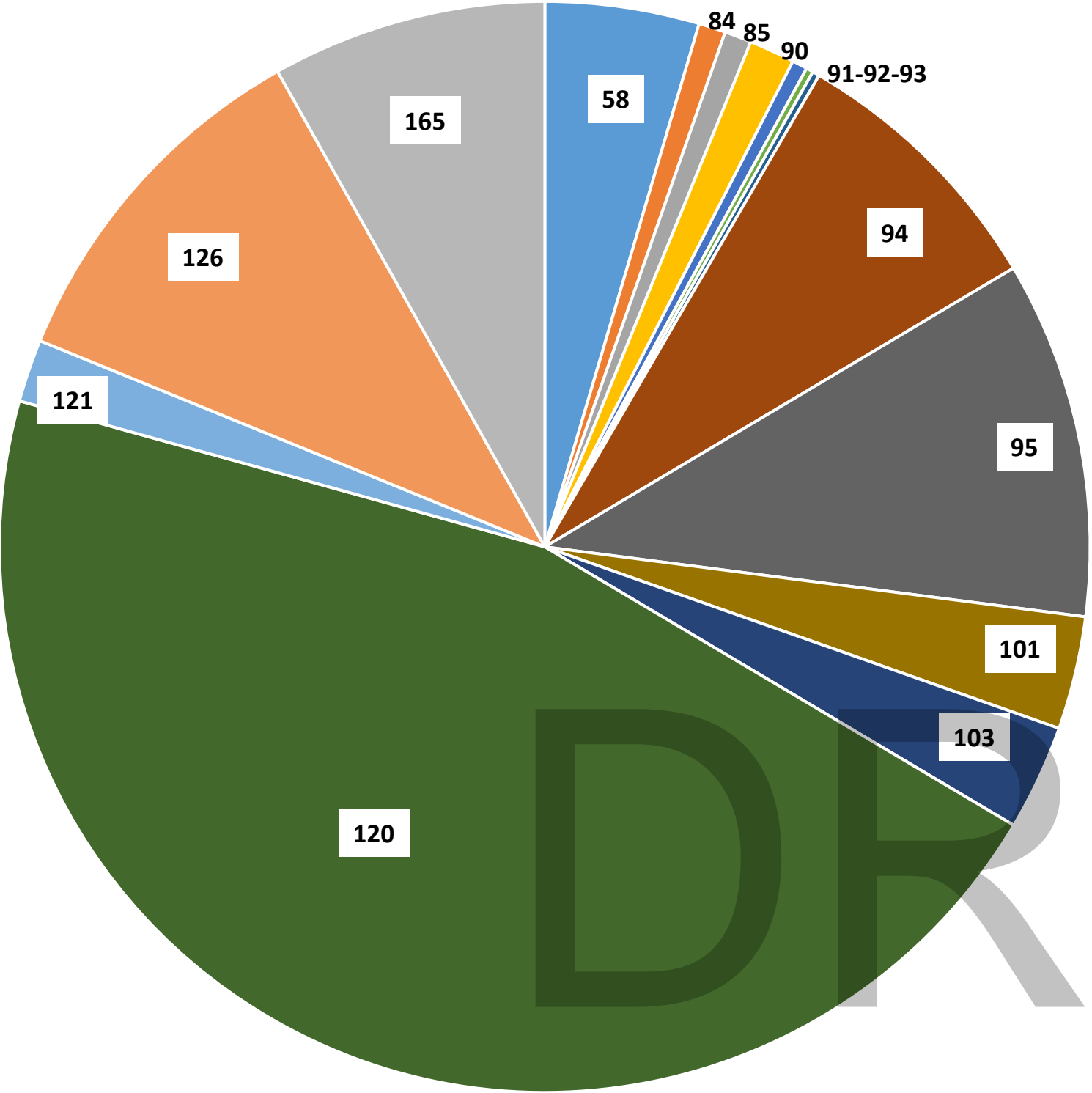


**GL BALANCE - 6/30/2021 - WATER**  
**\$1,208,489.15**



**GL BALANCE - 6/30/2021 - SEWER**  
**\$1,494,831.47**





TRUE DEFERRED ASSESSMENTS RECEIVABLES

District #	District Name	Deferred Receivables	#Properties	
58	Deferred East Hill - Sewer	\$25,300.00	7	
84	*Forest Glen Drive - Water	\$4,429.68	2	
85	*Forest Glen Drive - Sewer	\$4,429.68	2	
90	Sabrina Drive - Water	\$7,500.00	5	
91	Sabrina Drive - Sewer	\$2,500.00	2	
92	Danview - Water	\$1,160.00	1	
93	Danview - Sewer	\$1,160.00	1	
94	Deferred Water	\$44,726.80	41	
95	Deferred Sewer	\$58,653.05	43	
101	*Kachemak Drive - Sewer	\$18,566.79	1	Moose
103	*Kachemak Drive - Water	\$17,317.71	1	Habitat
120	Deferred East Hill Rd/Hillside - Water	\$253,676.52	49	
121	Deferred East Hill Rd/Hillside - Sewer	\$10,275.68	4	
126	*Fairview Avenue Water Main Extension	\$59,176.67	6	
165	*Shellfish/South Slope - Water	\$45,168.00	18	
TOTAL		\$554,040.58		

\*Districts that also have Current Assessments being billed.

# Understanding the Data - EXAMPLE

District Number	District Name	Service	Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue	True Deferred	Amount due from parcels not yet connected
84	FOREST GLEN	Water	\$ 305,688.75	\$ 4,977.45	\$ 343.37	\$ 0.00	\$ 4,633.78	\$ 4,429.68	
85	FOREST GLEN	Sewer	\$ 305,688.75	\$ 5,499.42	\$ 343.37	\$ 0.00	\$ 5,155.75	\$ 4,429.68	
<b>TOTALS</b>			<b>\$ 611,377.50</b>	<b>\$ 10,476.87</b>	<b>\$ 686.74</b>	<b>\$ 0.00</b>	<b>\$ 9,789.53</b>	<b>\$ 8,859.36</b>	
			# Paid in Full	# Current	# Delinquent	# True Deferred			
Service	# Parcels								
WATER	55		51	2	0	2			
SEWER	55		51	2	0	2			

Original cost of Assessment billed to customers

GL Balance = Current + Delinquent + Deferred Revenue

Amount due from prior billing periods

Principal amount left to be paid on payment plan

Amount due from parcels not yet connected

Original # parcels on District Assessment Roll

2 parcels are on a payment plan and are in 'Current' payment status

2 parcels are in the True Deferred status (not yet connected)

## DISTRICT 67/68: HILLSIDE ACRES – WATER & SEWER

Date Created: 1999 (HAWSP)

Associated Legislation: Resolution 99-52; 99-69; 01-50; 02-55(S); 06-65

Homer City Council created a local improvement/assessment district pursuant to HC 17.04.030(b) for sewer and one for water for Hillside Acres Option 2 as defined by Public Works, those lots adjacent to and/or fronting West Hill.

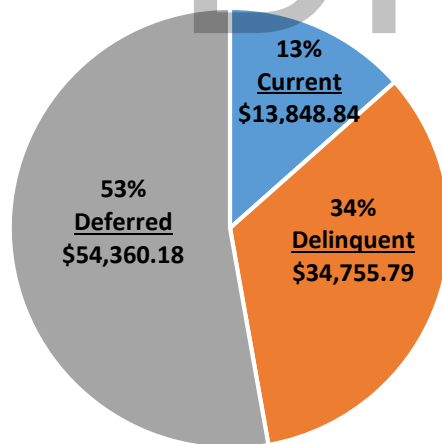
CITY OF HOMER CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6-30-2021	Current	Delinquent	Deferred Revenue
67	Hillside Acres	Water	\$ 612,610.40	\$ 102,964.81	\$ 13,848.84	\$ 34,755.79	\$ 54,360.18
68	Hillside Acres	Sewer	\$ 441,997.95	\$ 78,002.12	\$ 10,856.00	\$ 24,518.32	\$ 42,627.80
	TOTALS		\$1,054,608.30	\$180,966.93	\$ 24,704.84	\$ 59,274.11	\$ 96,987.98

	# Parcels Billed	# Paid In Full	# Current	# Delinquent
Water	41	20	13	8
Sewer	42	19	15	8

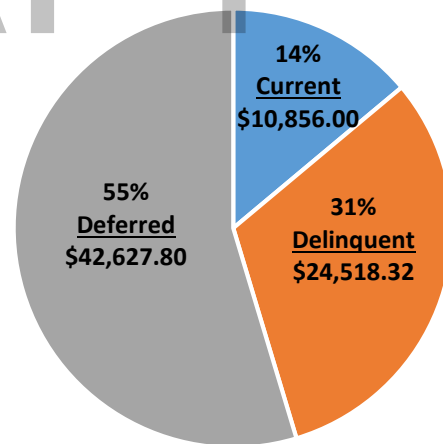
### OVERVIEW OF REMAINING PRINCIPAL:

67 - HILLSIDE ACRES - WATER



**\$102,964.81**

68 - HILLSIDE ACRES - SEWER



**\$78,002.12**



## DISTRICT 71: OCEAN DRIVE LOOP - SEWER

Date Created: September 1, 2004

Associated Legislation: Resolutions 01-22; 03-94; 03-67; 03-137(S)(A); 03-143 (S)(A)

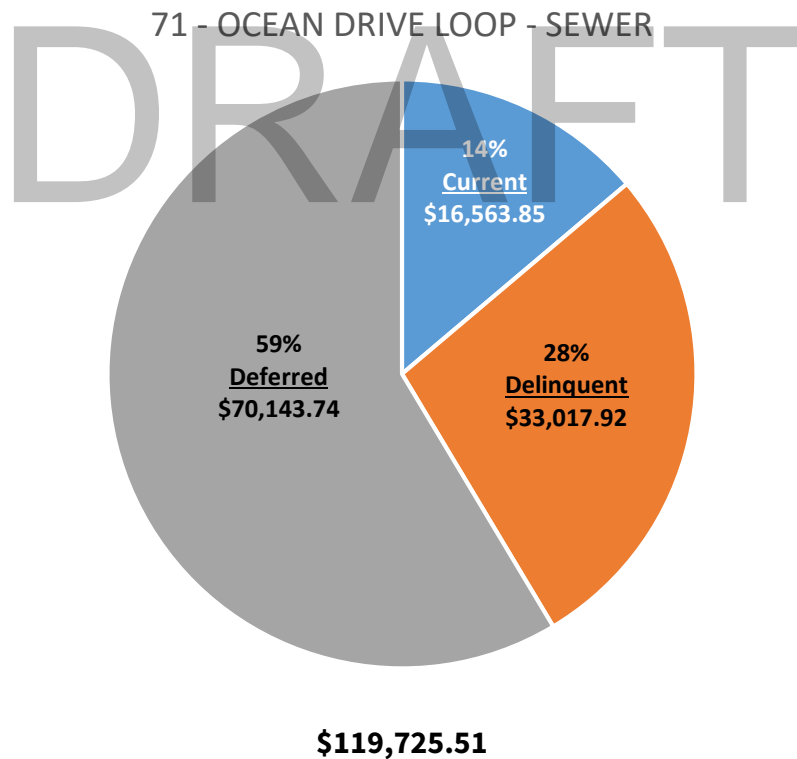
Resolution 01-22 was adopted to form the District (aka Ocean Drive Bluff Erosion Control Improvement Project); and completed and accepted by the Public Works Department 03-143(S)(A) for final assessment roll process.

CITY OF HOMER CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
71	Ocean Drive Loop	Sewer	\$ 691,509.00	\$119,725.51	\$16,563.85	\$33,017.92	\$70,143.74
	TOTALS		\$ 691,509.00	\$119,725.51	\$16,563.85	\$33,017.92	\$70,143.74

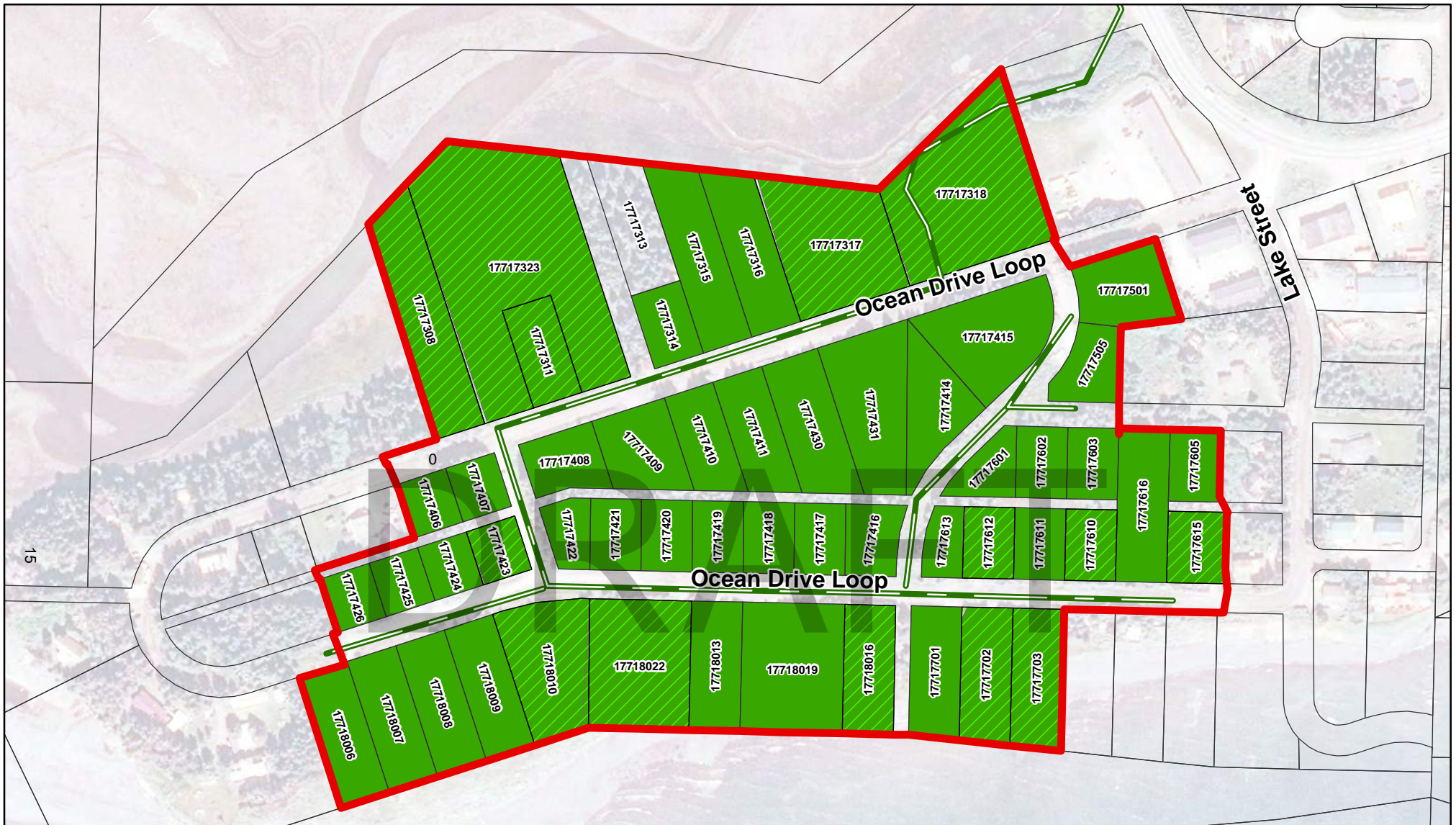
  

	# Parcels	# Paid In Full	# Current	# Delinquent
Sewer	39	12	17	10

### OVERVIEW OF REMAINING PRINCIPAL:







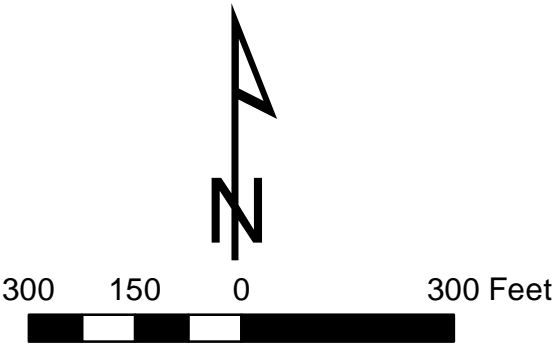
Legend

- SAD Boundary
- Sewer Parcel
- Sewer Paid
- Sewer Improvement

Ocean Drive

Sewer

SAD 71





## DISTRICT 81: THOMPSON DRIVE - SEWER

Date Created: October 1, 2006 (HAWSP)

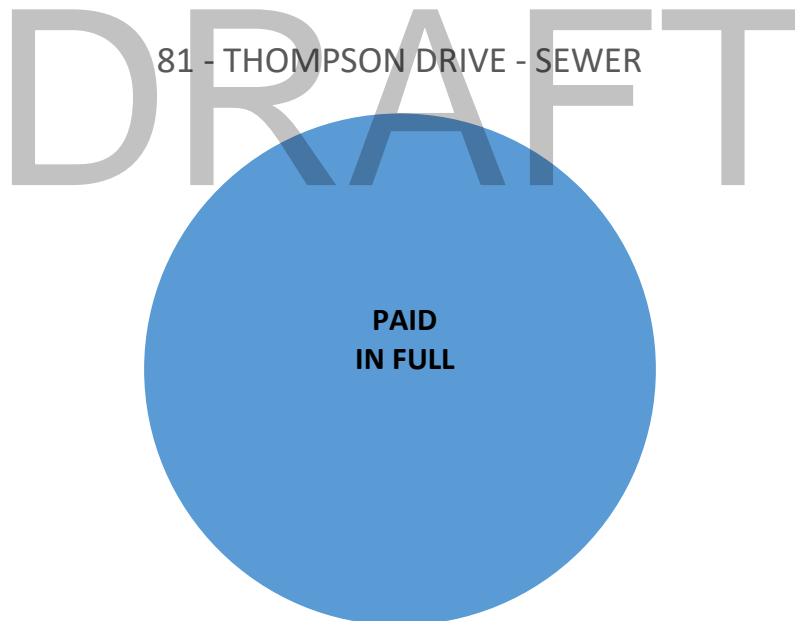
Associated Legislation: Resolution 06-65

The Thompson Drive Sewer Assessment/Improvement District was formed and construction authorized via Resolution 02-22 adopted on March 26, 2002.

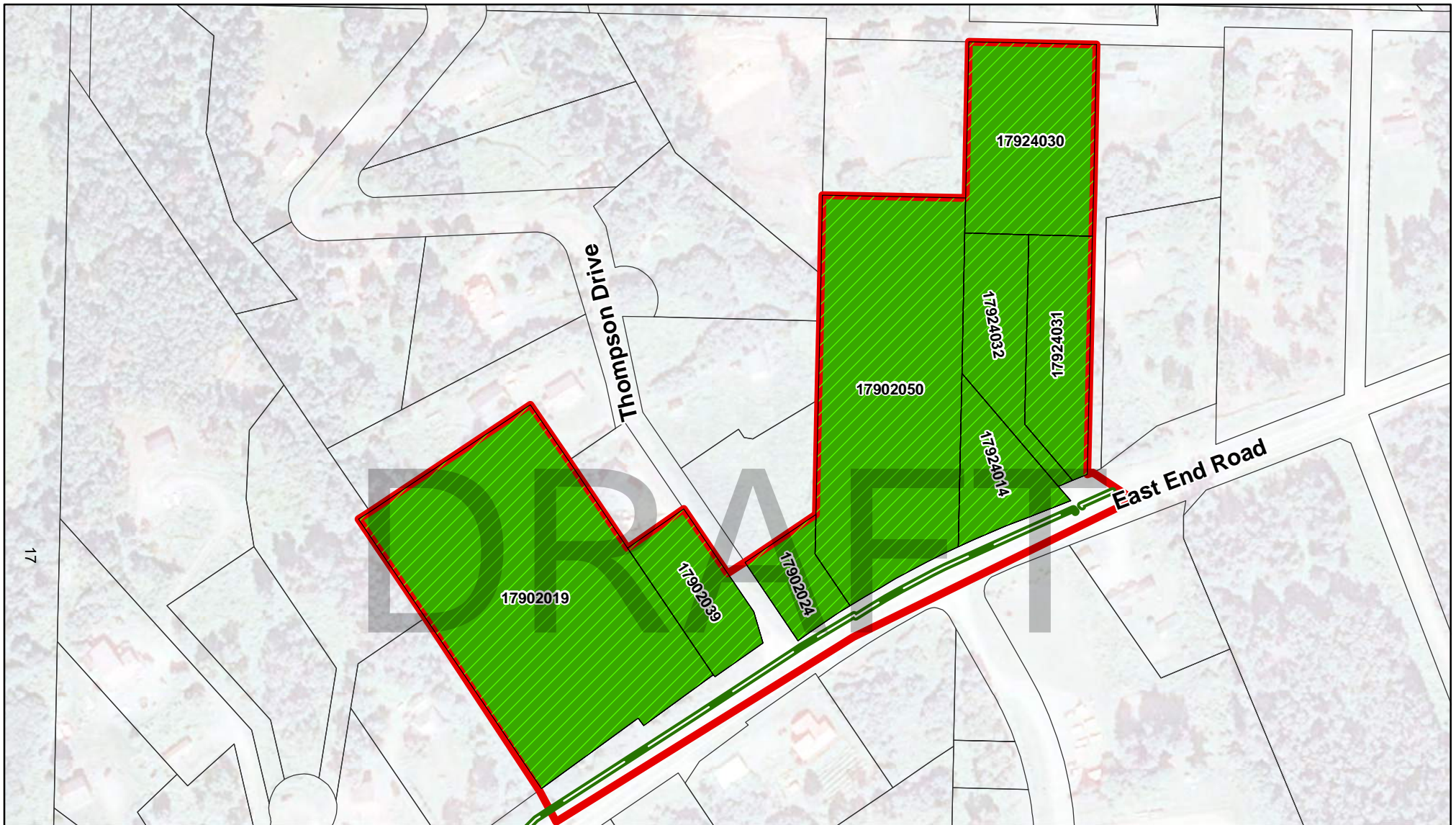
CITY OF HOMER							
CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
81	Thompson Drive	Sewer	\$ 68,207.85	\$ 0.00			
	TOTALS		\$ 68,207.85	\$ 0.00			

	# Parcels	# Paid In Full	# Current	# Delinquent
Sewer	8	8	0	0
		ALL PAID		





### OVERVIEW OF REMAINING PRINCIPAL:



Date of report 18 Jan 2022/cyd



## Legend

-  SAD Boundary
-  Sewer Parcels
-  Sewer Paid
-  Sewer Improvement



58

## Thompson Drive Sewer Extension SAD 81



## DISTRICT 82/83: W. LAKESHORE DRIVE – WATER & SEWER

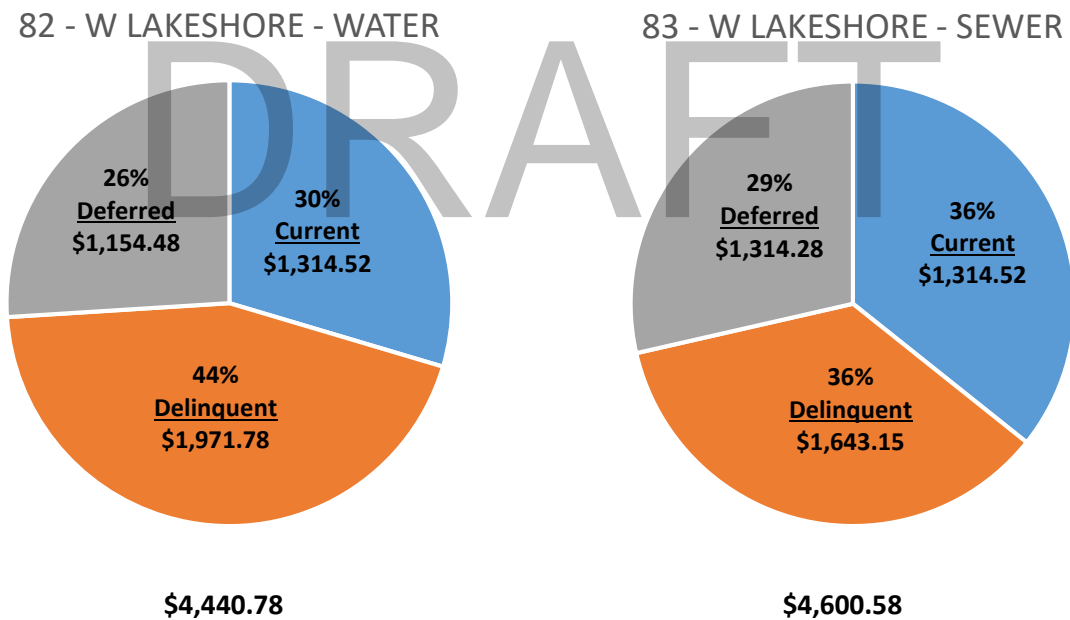
Date Created: September 1, 2003 (HAWSP)

Associated Legislation: Ordinance 79-20; Resolutions 01-55; 03-49(S); 03-64

Ordinance 79-20, 80-12 and 80-13 authorized the issuance and sale of special assessment bonds to pay for this project. Resolutions listed authorized the formation (01-55) of district at 50% property owner share of assessments, acceptance (03-49(S) of the improvement project, and confirming (03-64) the assessment roll and payment schedule.

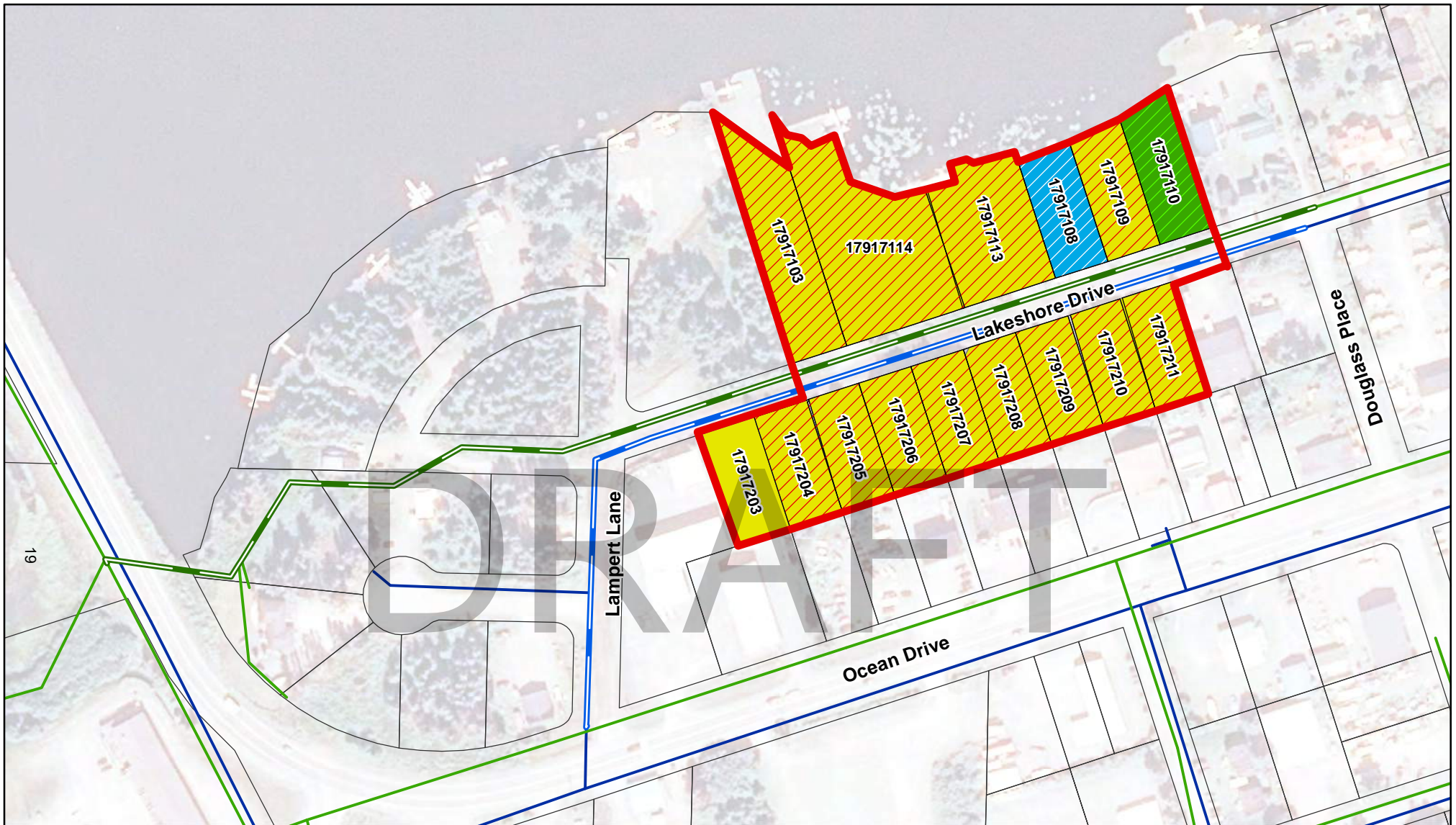
CITY OF HOMER			CURRENT ASSESSMENTS/ DEFERRED REVENUE				
			Original Amt.	GL Balance 6/30/2021	Current <sup>3</sup>	Delinquent <sup>2</sup>	Deferred <sup>1</sup> Revenue
82	W Lakeshore	Water	\$ 124,878.34	\$4,440.78	\$ 1,314.52	\$ 1,971.78	\$ 1,154.48
83	W Lakeshore	Sewer	\$ 124,878.34	<u>\$4,600.58</u>	<u>\$ 1,314.52</u>	<u>\$ 1,643.15</u>	<u>\$ 1,314.28</u>
TOTALS			\$249,756.68	\$ 9,041.36	\$ 2,629.04	\$ 3,614.93	\$ 2,468.76
			#	# Paid in Full	#	#	
			Parcels		Current	Delinquent	
Water			8	4	3	1	
Sewer			8	4	3	1	

### OVERVIEW OF REMAINING PRINCIPAL:



Date of report 18 Jan 2022/cyd





## Legend

<span style="color: red;">—</span> SAD Boundary	<b>Paid Status</b>	<span style="color: blue;">—</span> Water Improvement
<b>Parcels</b>	<span style="background-color: #90EE90; border: 1px solid black;"> </span> S Paid	<span style="color: green;">—</span> Sewer Improvement
<span style="background-color: #00FF00; border: 1px solid black;"> </span> Sewer	<span style="background-color: #D3D3D3; border: 1px solid black;"> </span> W Paid	<span style="color: green;">—</span> Sewer Main
<span style="background-color: #00BFFF; border: 1px solid black;"> </span> Water	<span style="background-color: #FFDAB9; border: 1px solid black;"> </span> W&S Paid	<span style="color: blue;">—</span> Water Main
<span style="background-color: #FFFF00; border: 1px solid black;"> </span> Water & Sewer		

60



## West Lakeshore Dr. Water & Sewer SAD 82/83

200 100 0 200 Feet

## DISTRICT 84/85: FOREST GLEN – WATER & SEWER

Date Created: October 15, 2003 (HAWSP)

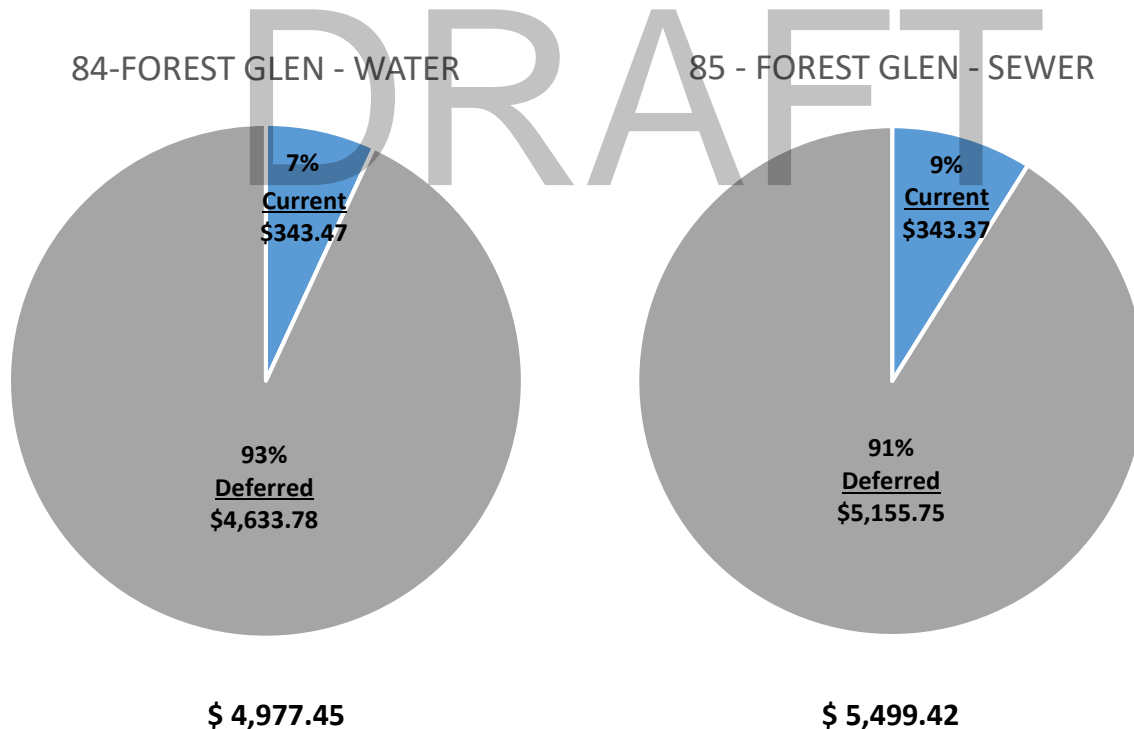
Associated Legislation: Resolutions 97-27, 01-48, 02-38(S), 03-48(S)(A), 03-108(A)

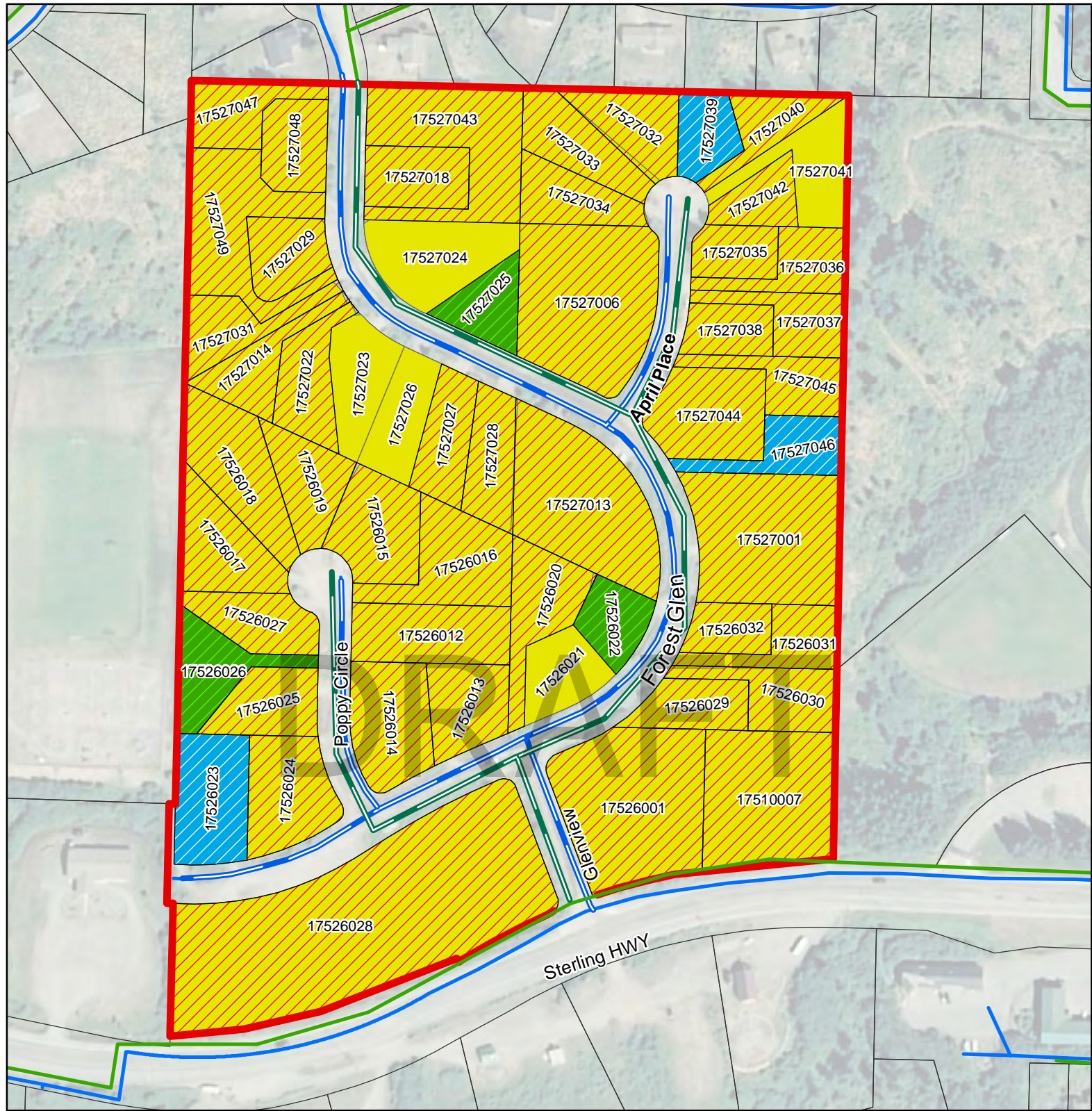
The Forest Glen Water and Sewer Improvement Project Assessment District was created via Resolution 97-27; formed and adopted via Resolution 01-48 with assessment roll and payment process established via Resolution 03-108(A).

<b>CITY OF HOMER</b>							
<b>CURRENT ASSESSMENTS/ DEFERRED REVENUE</b>			<b>Original Amt.</b>		<b>GL Balance 6/30/2021</b>	<b>Current</b>	<b>Deferred Revenue</b>
84	Forest Glen	Water	\$ 305,688.75		\$ 4,977.45	\$ 343.37	\$ 4,633.78
85	Forest Glen	Sewer	<u>\$ 305,688.75</u>		<u>\$ 5,499.42</u>	<u>\$ 343.67</u>	<u>\$ 5,155.75</u>
	<b>TOTALS</b>		\$611,377.50		\$10,476.87	\$ 686.74	\$ 9,789.53

	<b># Parcels</b>	<b># Paid In Full</b>	<b># Current</b>	<b># Delinquent</b>	<b># True Deferred</b>
Water	23	19	2	0	2
Sewer	22	18	2	0	2

### OVERVIEW OF REMAINING PRINCIPAL:





### Legend

— SAD Boundary — Water Improvement

### Parcels

— Sewer — Existing Sewer Main

— Water — Existing Water Main

— Water & Sewer

### Paid Status

— S Paid

— W Paid

— W&S Paid

## FOREST GLEN WATER & SEWER SAD 84/85



200 100 0 200 Feet



## DISTRICT 86/87: HARRINGTON HEIGHTS - WATER & SEWER

Date Created: November 2003

Associated Legislation: Resolutions 94-7; 94-44; 96-33; 01-49; 03-83; 03-123 Final Assessment Roll

In compliance with HCC Chapter 17, City Council created the Harrington Heights Water and Sewer Improvement district January 24, 1994, Resolution 01-21 reassessed this district at 50% property owner share with public hearing on May 29, 2001; Resolution 01-49 was adopted August 13, 2001 to form the district; 03-123 Project completed, assessment roll presented November 1, 2003 for payments due with a 20 year payment plan offered.

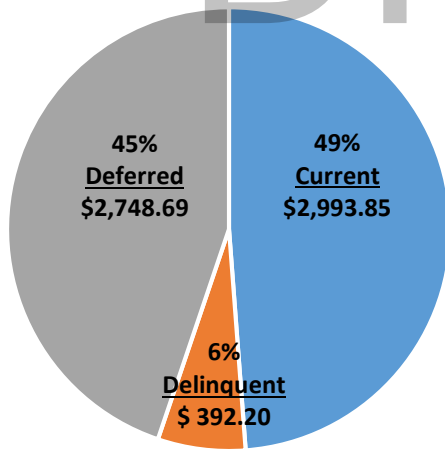
CITY OF HOMER CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
86	Harrington Heights	Water	\$ 180,413.88	\$ 6,134.74	\$ 2,993.85	\$ 392.20	\$ 2,748.69
87	Harrington Heights	Sewer	\$ 180,413.88	\$ 6,672.38	\$ 3,164.60	\$ 196.10	\$ 3,311.68
	TOTALS		\$360,827.76	\$12,807.12	\$ 6,158.45	\$ 588.30	\$ 6,060.37

	# Parcels	# Paid In Full	# Current	# Delinquent
Water	27	5	15	7
Sewer	29	6	17	6

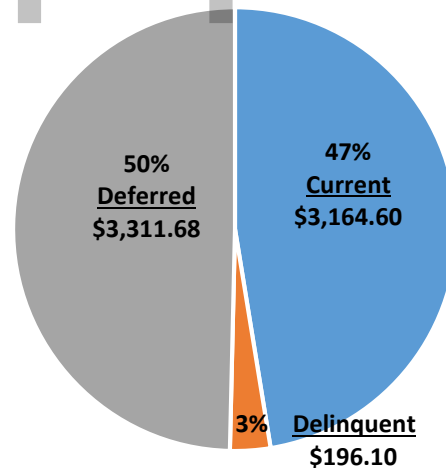
### OVERVIEW OF REMAINING PRINCIPAL:

86 - HARRINGTON HEIGHTS - WATER



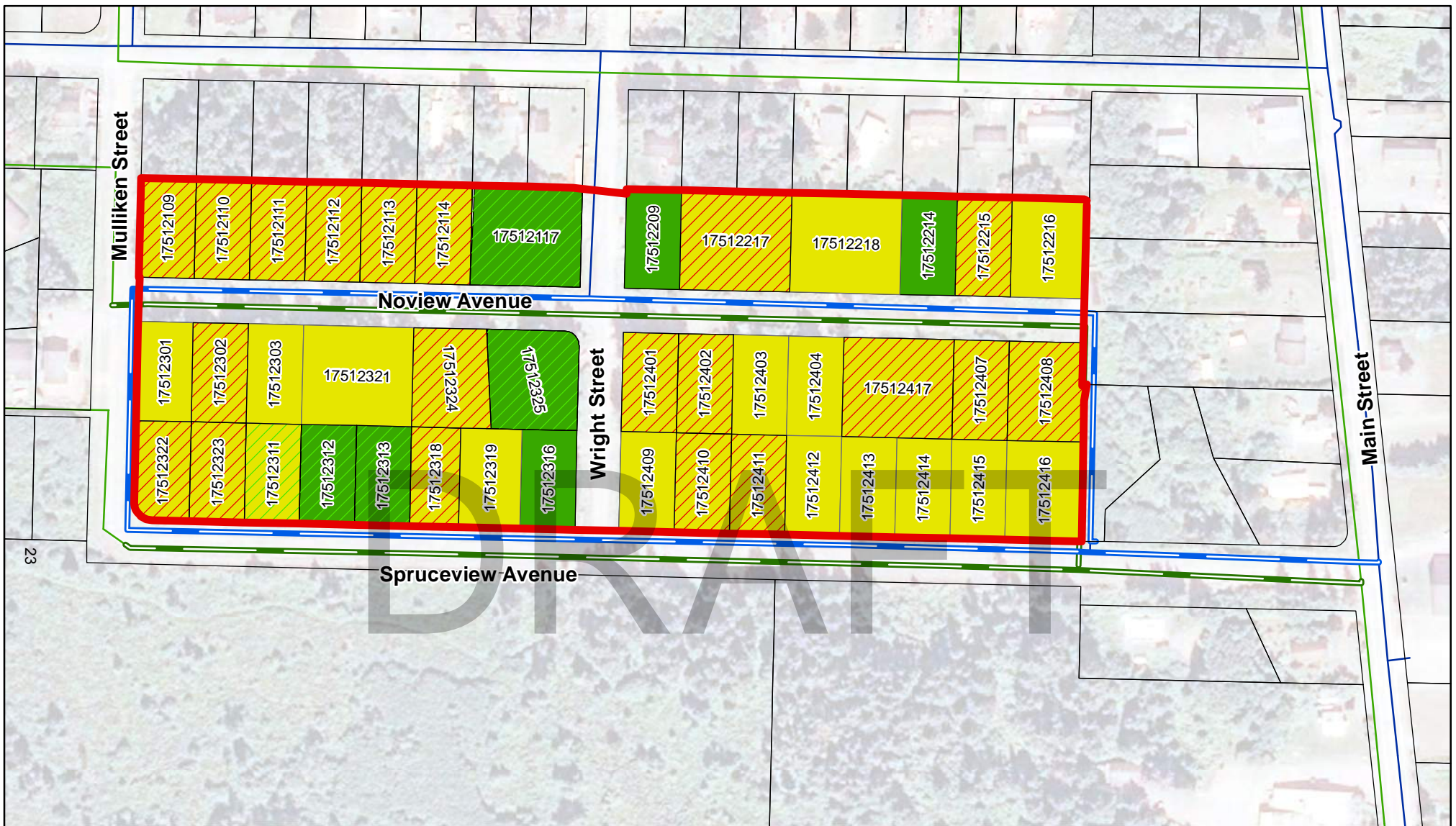
**\$ 6,134.74**

87 - HARRINGTON HEIGHTS - SEWER



**\$ 6,672.38**

Date of report 18 Jan 2022/cyd



## Legend

<span style="color: red;">—</span> SAD Boundary	<b>Paid Status</b>	<span style="color: blue;">—</span> Water Improvement
<b>Parcels</b>	<span style="background-color: #90EE90; border: 1px solid black;"> </span> S Paid	<span style="color: green;">—</span> Sewer Improvement
<span style="background-color: #00FF00; border: 1px solid black;"> </span> Sewer	<span style="background-color: #D3D3D3; border: 1px solid black;"> </span> W Paid	<span style="color: green;">—</span> Sewer Main
<span style="background-color: #00BFFF; border: 1px solid black;"> </span> Water	<span style="background-color: #FFDAB9; border: 1px solid black;"> </span> W&S Paid	<span style="color: blue;">—</span> Water Main
<span style="background-color: #FFFF00; border: 1px solid black;"> </span> Water & Sewer		



## Harrington Heights Water & Sewer SAD86/87





## DISTRICT 88/89: MARINER VILLAGE - WATER & SEWER

Date Created: June 1, 2004

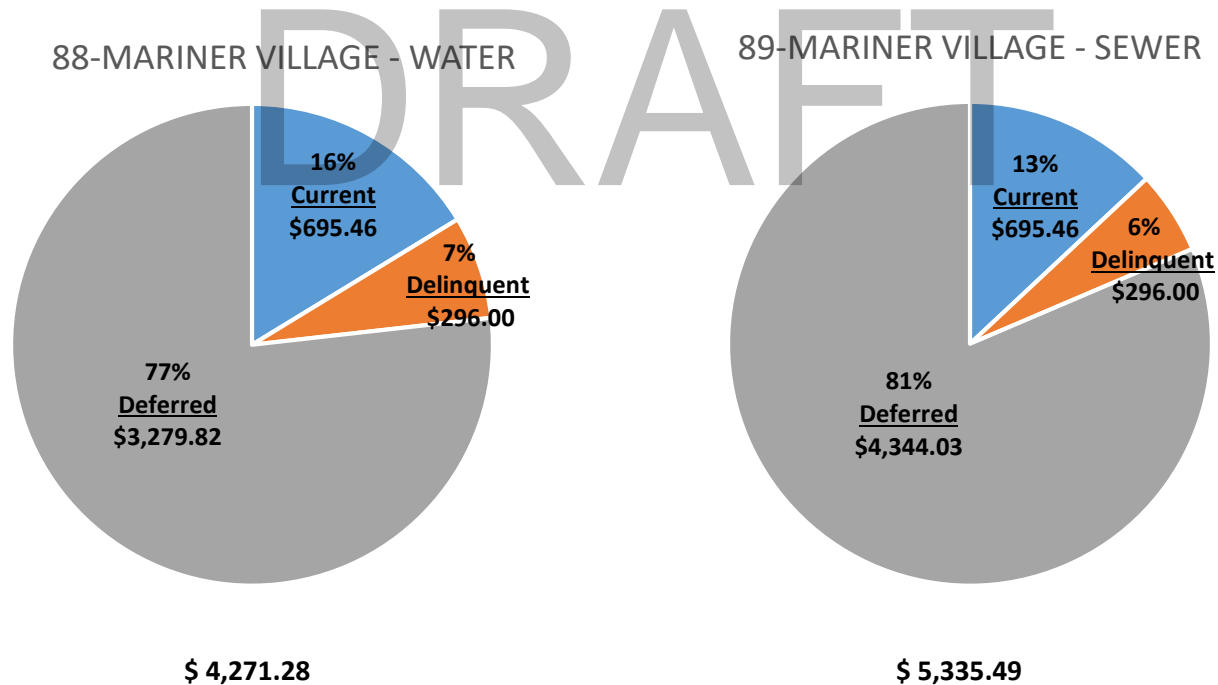
Associated Legislation: Ordinances 97-2 and 01-46

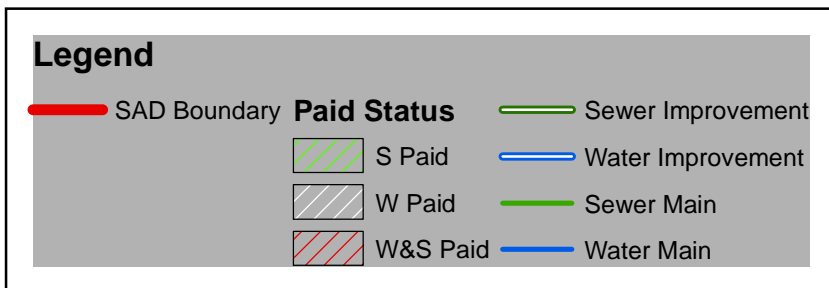
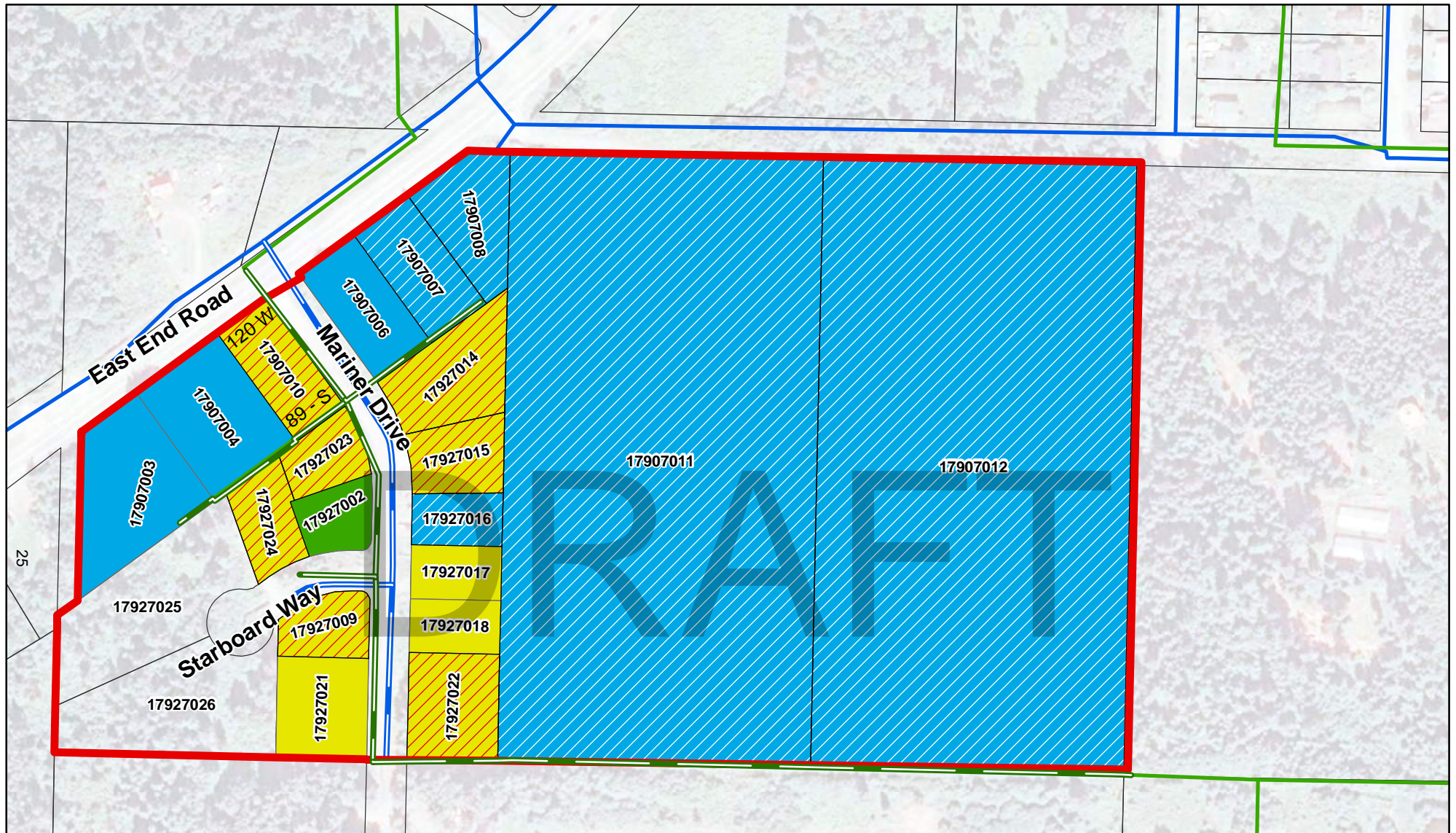
Ordinance 97-2 amends HCC Section 17.04.140, time limitations for improvement districts and extended period by five years for completion; Ordinance 01-46 created the LID.

CITY OF HOMER CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
88	Mariner Village	Water	\$ 76,499.94	\$ 4,271.28	\$ 695.46	\$ 296.00	\$ 3,279.82
89	Mariner Village	Sewer	\$ 132,136.26	\$ 5,335.49	\$ 695.46	\$ 296.00	\$ 4,344.03
	TOTALS		\$208,636.20	\$9,606.77	\$ 1,390.92	\$ 592.00	\$ 7,623.85
			# Parcels	# Paid in Full	# Current	# Delinquent	
		Water	8	12	0	2	
		Sewer	16	7	0	4	

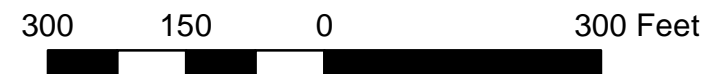
*\*Same 2 parcels are listed in current and delinquent status.*

### OVERVIEW OF REMAINING PRINCIPAL:





## Mariner Villiage Water & Sewer SAD 88/89



## DISTRICT 101/103: KACHEMAK DRIVE PHASE I - WATER & SEWER

Date Created: November 26, 2007 (HAWSP)

Associated Legislation: Resolution 04-11; 05-42; 05-50; 05-80; 05-93; 06-74; 06-139; 07-111; Phase I Assessment roll and payment schedule were confirmed and adopted via Resolution 07-111. Several Resolutions were adopted due to the scope of the projects, the complexity of the types of parcels (e.g., government, moose habitat, split parcels).

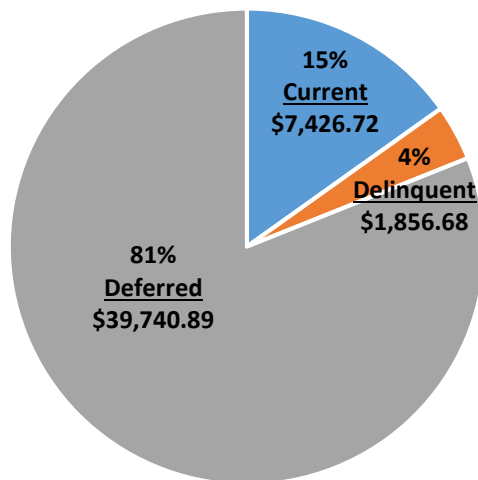
CITY OF HOMER			CURRENT ASSESSMENTS/ DEFERRED REVENUE				
			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
101	Kachemak Dr - Ph I	Water	\$ 259,935.00	\$ 49,024.29	\$ 7,426.72	\$ 1,856.68	\$ 39,740.89
103	Kachemak Dr - Ph I	Sewer	\$ 606,120.00	\$ 180,270.83	\$ 17,317.80	\$ 58,014.63	\$ 104,938.40
	TOTALS		\$ 866,055.00	\$ 229,295.12	\$ 24,744.52	\$ 59,871.31	\$ 144,679.29

	# Parcels	# Paid in Full	# Current	# Delinquent	# True Deferred
Water	34	18	7	1	
Sewer	31	11	13	6	1 *DOT

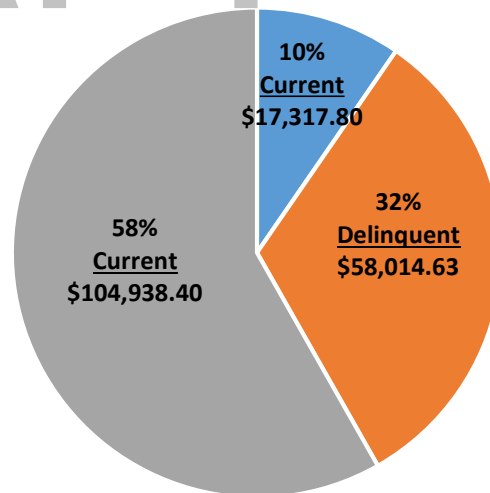
### OVERVIEW OF REMAINING PRINCIPAL:

101-KACHEMAK DRIVE PHASE I -  
WATER

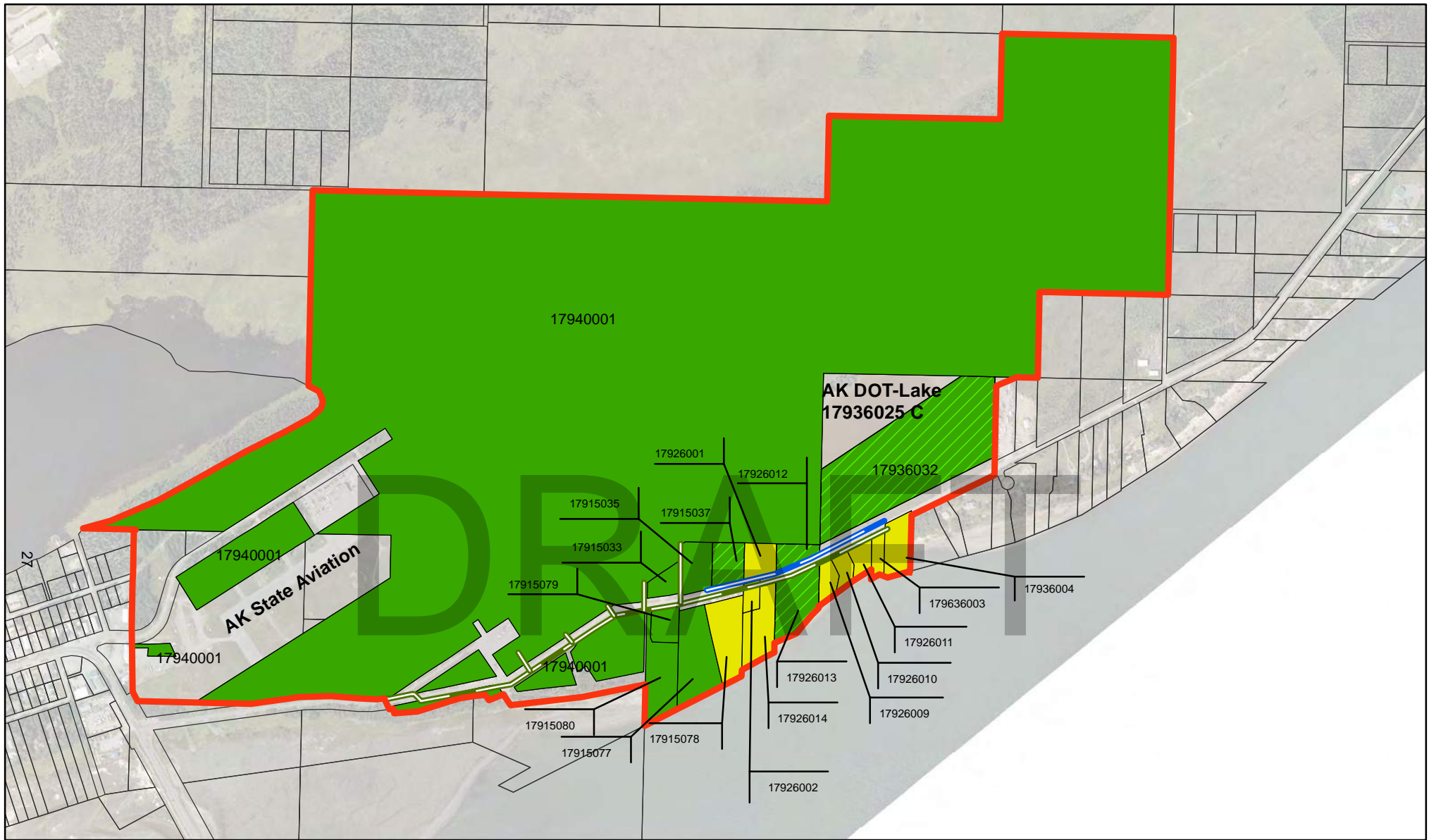


**\$ 49,024.29**










103-KACHEMAK DRIVE PHASE I -  
SEWER



**\$ 180,270.83**



## Legend

 SAD Boundary	<b>Paid Status</b>	 Water Improvement
<b>Parcels</b>	 S Paid	 Sewer Improvement
 Sewer	 W Paid	
 Water	 W&S Paid	
 Water & Sewer		

# KACHEMAK DRIVE PHASE I WATER & SEWER SAD 101/103

68



1,000 500 0 1,000 Feet



## DISTRICT 104/105: KACHEMAK DRIVE PHASE II - WATER & SEWER

Date Created: February 1, 2013 (HAWSP)

Associated Legislation: Resolutions 05-93; 06-74; 13-088

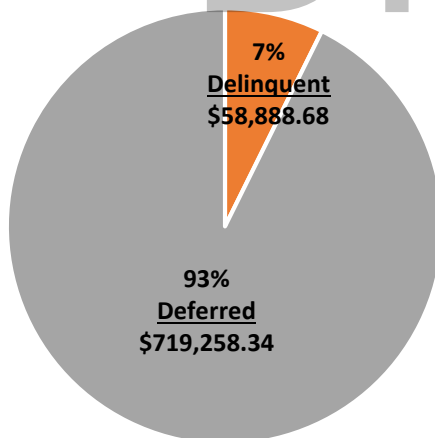
Resolution 05-93 addresses lots split as result of construction of Kachemak Drive and that are in the Kachemak Drive Phase I, II and III Water and/or Sewer Improvement/Assessment District; 06-74 clarifies the intent of 05-93; 13-088 Confirms Assessment Roll and Payment dates for Phase II. Kachemak Moose Habitat is in this district and is exempt.

CITY OF HOMER							
CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
104	Kachemak Dr - Ph II	Water	\$ 1,913,834.00	\$ 776,147.42	\$ 0	\$ 56,889.08	\$ 719,258.34
105	Kachemak Dr - Ph II	Sewer	\$ 2,046,498.00	\$ 716,781.15	\$ 0	\$ 54,214.42	\$ 662,566.73
	TOTALS		\$ 3,960,332.00	\$1,492,928.10	\$ 0	\$ 111,103.10	\$1,381,825.00

	# Parcels	#Paid in Full	# Current	# Delinquent	# Deferred
Water	87	23	0	14	50
Sewer	87	24	0	15	48

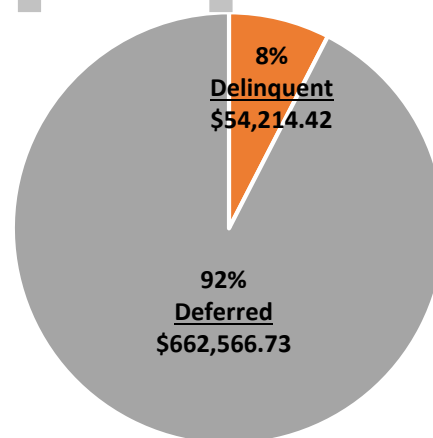
### OVERVIEW OF REMAINING PRINCIPAL:

104-KACHEMAK DRIVE - PHASE II  
WATER



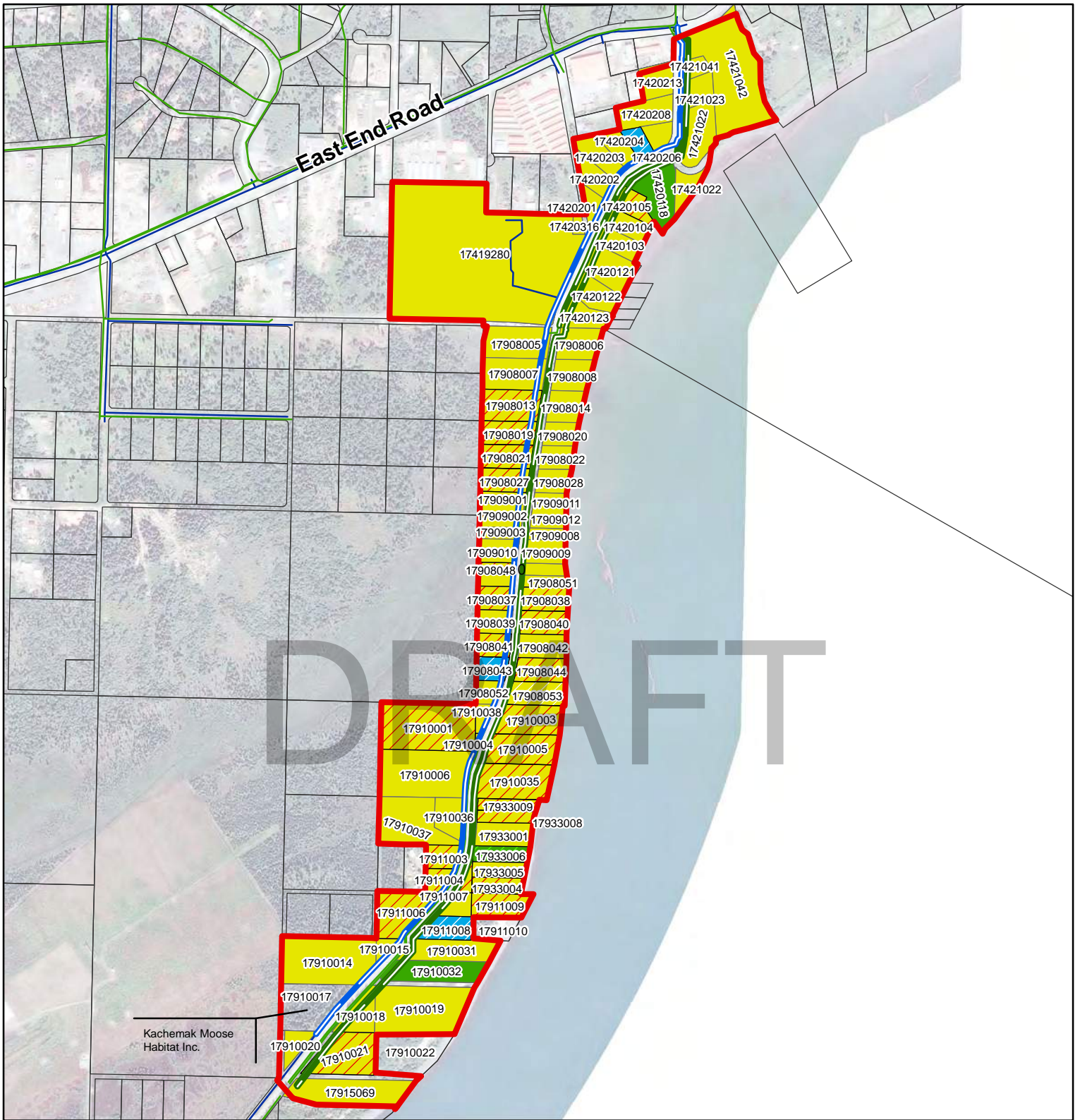
**\$776,147.02**

105-KACHEMAK DRIVE - PHASE II  
SEWER



**\$716,781.15**





### Legend

- SAD Boundary — Water Improvement
- Parcels**
  - Sewer Improvement
  - Water Main
  - Sewer Main
- Sewer
- Water
- Water & Sewer
- Paid Status**
  - ▨ S Paid
  - ▨ W Paid
  - ▨ W&S Paid



## Kachemak Drive Water & Sewer Phase II SAD 104/105

1,000 500 0 1,000 Feet

## DISTRICT 108/109: EAST END ROAD - WATER & SEWER

Date Created: October 1, 2006

Associated Legislation: Resolutions 04-85; 05-07; 06-104(A)

East End Road Water and Sewer Assessment District boundary includes the Commerce Park, Puffin Acres HK Davis, Rumley-Collie Subdivisions as described in assessment rolls. Resolution 06-104(A) confirms assessment roll and establishes payment dates for the district.

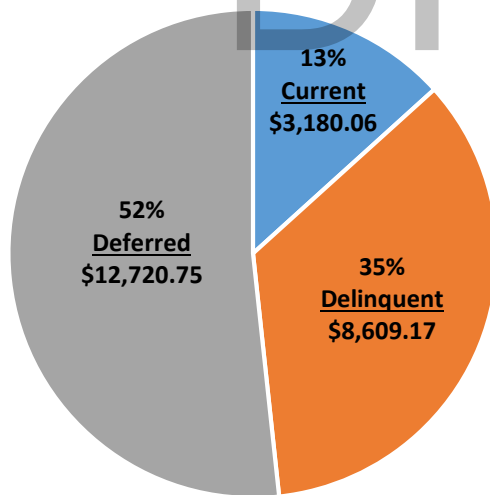
<b>55 CURRENT ASSESSMENTS/ DEFERRED REVENUE</b>			<b>Original Amt.</b>	<b>GL Balance 6/30/2021</b>	<b>Current</b>	<b>Delinquent</b>	<b>Deferred Revenue</b>
108	East End Road	Water	\$ 190,805.22	\$ 24,510.01	\$ 3,180.06	\$ 8,609.17	\$ 12,720.75
109	East End Road	Sewer	<u>\$ 200,861.04</u>	<u>\$ 26,701.28</u>	<u>\$ 5,021.52</u>	<u>\$ 1,673.84</u>	<u>\$ 20,005.92</u>
	<b>TOTALS</b>		\$391,666.26	\$51,211.29	\$ 8,201.58	\$10,283.01	\$ 32,726.67

	<b># Parcels</b>	<b># Paid in Full</b>	<b># Current</b>	<b># Delinquent</b>
Water	15	8	2	5
Sewer	11	5	4	2

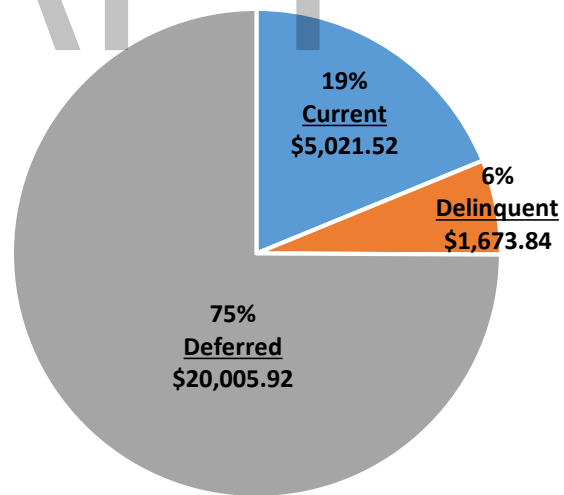
### OVERVIEW OF REMAINING PRINCIPAL:

108 - EAST END ROAD - WATER



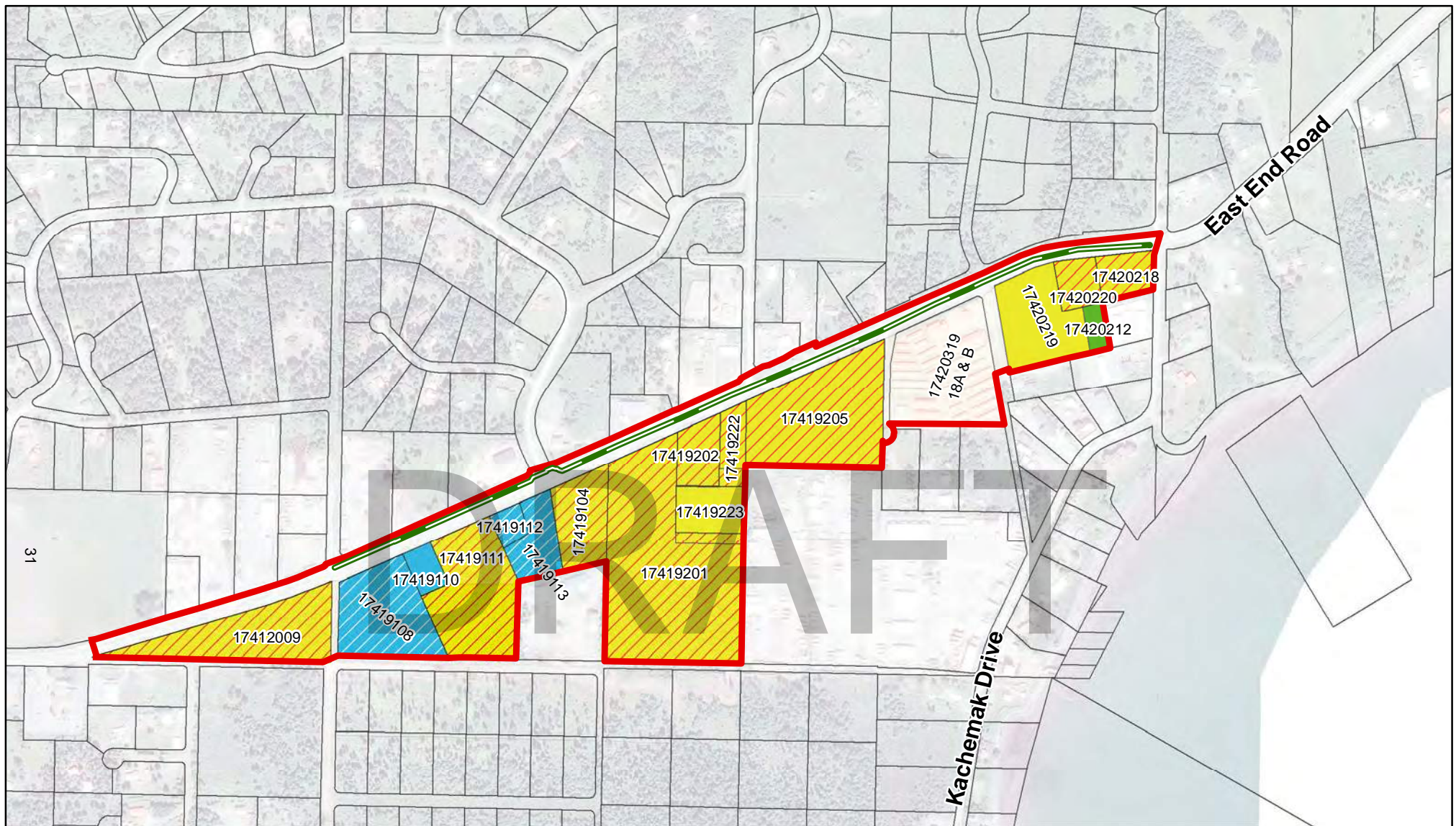
**\$24,510.01**

109 - EAST END ROAD - SEWER



**\$26,701.28**



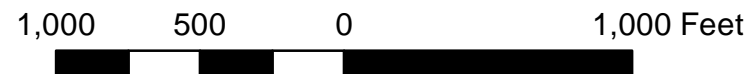


## Legend

<span style="color: red;">—</span> SAD Boundary	<b>Paid Status</b>	<span style="color: green;">—</span> Sewer Improvement
<b>Parcels</b>	<span style="background-color: #90EE90; border: 1px solid black;"> </span> S Paid	
<span style="background-color: #00FF00; border: 1px solid black;"> </span> Sewer	<span style="background-color: #D3D3D3; border: 1px solid black;"> </span> W Paid	
<span style="background-color: #00BFFF; border: 1px solid black;"> </span> Water	<span style="background-color: #FFDAB9; border: 1px solid black;"> </span> W&S Paid	
<span style="background-color: #FFFF00; border: 1px solid black;"> </span> Water & Sewer		

## East End Road Water & Sewer SAD 108/109

72





## DISTRICT 123: OCEAN DRIVE LOOP – PETERSON ADDITION – SEWER

Date Created: September 1, 2006 (HAWSP)

Associated Legislation: Resolution 06-133

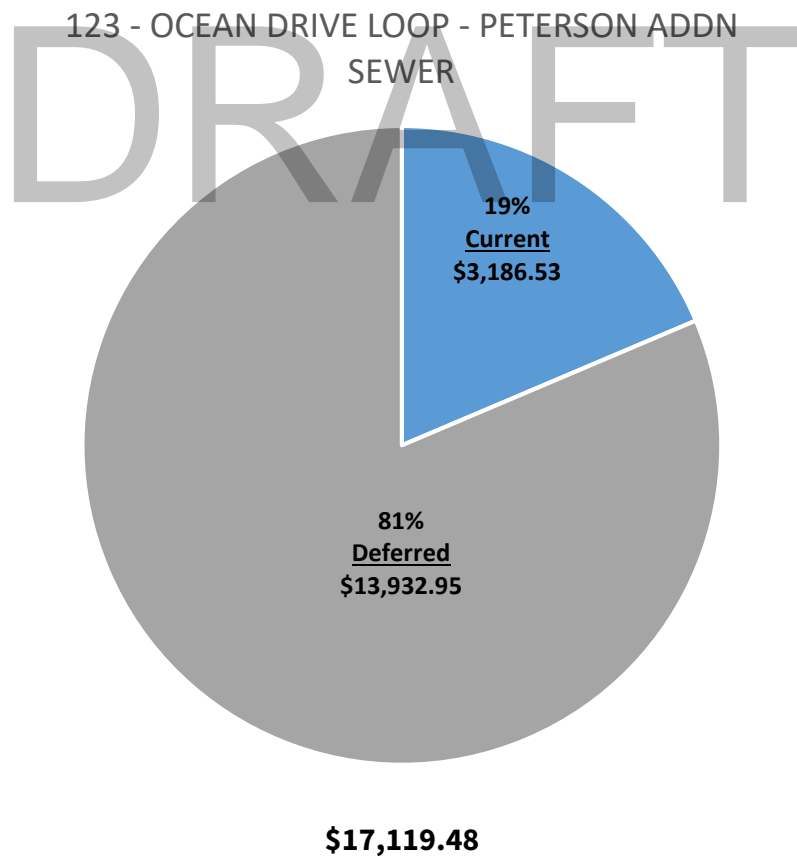
Property owners requested waiver of notice and right to public hearing because 100 percent participated. This improvement project tagged onto the Ocean Drive Loop Sewer Improvement Project.

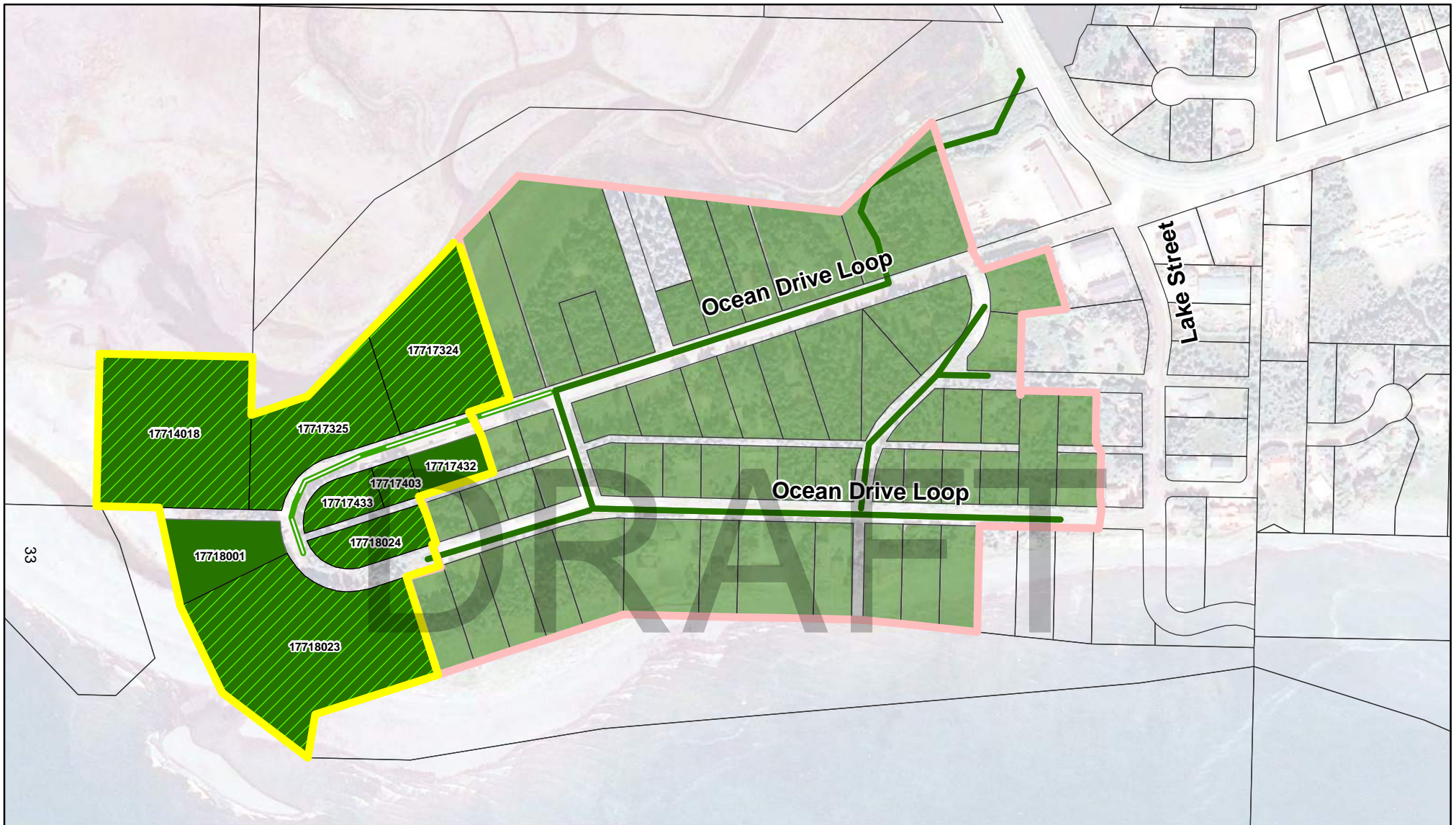
CITY OF HOMER							
CURRENT ASSESSMENTS/ DEFERRED REVENUE			GL Balance				Deferred Revenue
			Original Amt.	6/30/2021	Current	Delinquent	
123	Ocean Dr Lp – Addn.	Sewer	\$ 144,514.47	\$ 17,119.48	\$ 3,186.53	\$ 0.00	\$ 13,932.95
	TOTALS		\$ 144,514.47	\$ 17,119.48	\$ 3,186.53	\$ 0.00	\$ 13,932.95







	# Parcels	# Paid In Full	# Current	# Delinquent
Sewer	9	5	4	0

### OVERVIEW OF REMAINING PRINCIPAL:





### Legend

- |   |  |
|---|--|
|  Peterson Addition Boundary |  S Paid                 |
|  Ocean Dr SAD Boundary      |  Peterson Sewer Parcels |
|  Sewer Improvement Peterson |  |
|  Sewer Improvement Ocean Dr |  |

74



## Ocean Drive Loop Peterson Addition Sewer SAD 123

500 250 0 500 Feet

## DISTRICT 126: FAIRVIEW AVENUE MAIN EXTENSION - WATER

Date Created: March 1, 2007 (HAWSP)  
Associated Legislation: Ordinance 07-06

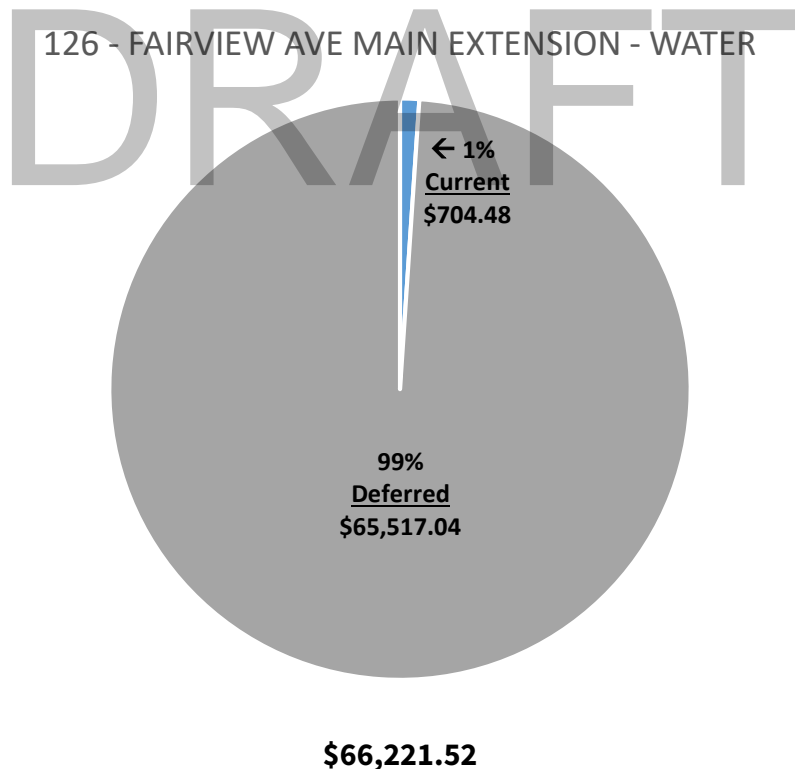
Due to drinking water quality issues and the importance of looping the water system, Public Works recommended the main extend the entire block from Kachemak Way to Heath Street.

CITY OF HOMER			CURRENT ASSESSMENTS/ DEFERRED REVENUE				
			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
126	Fairview Ave Main	Water	\$ 8,453.81	\$ 66,221.52	\$704.48	\$ 0.00	\$ 65,517.04
TOTALS			\$ 8,453.81	\$ 66,221.52	\$704.48	\$ 0.00	\$ 65,517.04

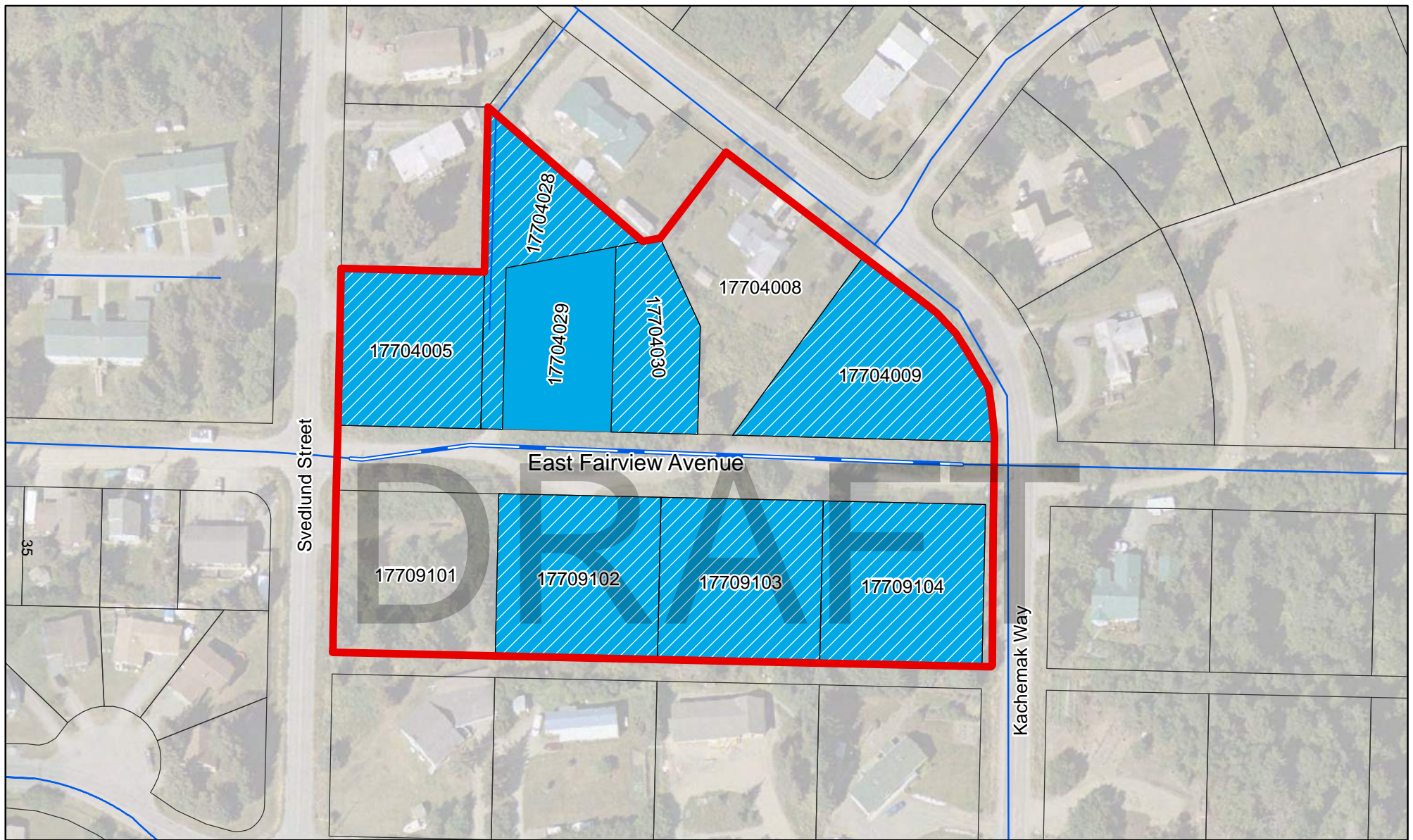
  

	# Parcels	# Paid in Full	# Current <sup>2</sup>	# Delinquent	# True Deferred
Water	8	1	1	0	6

### OVERVIEW OF REMAINING PRINCIPAL:





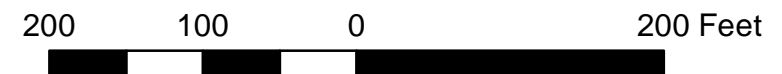


## Legend

<span style="color: red;">—</span> SAD Boundary	<b>Paid Status</b>	<span style="color: blue;">—</span> Water Improvement
<b>Parcels</b>	<span style="background-color: #90EE90; border: 1px solid black;"> </span> S Paid	<span style="color: blue;">—</span> Existing Water Main
<span style="background-color: #008000; border: 1px solid black;"> </span> Sewer	<span style="background-color: #D3D3D3; border: 1px solid black;"> </span> W Paid	
<span style="background-color: #00BFFF; border: 1px solid black;"> </span> Water	<span style="background-color: #FFB6C1; border: 1px solid black;"> </span> W&S Paid	
<span style="background-color: #FFFF00; border: 1px solid black;"> </span> Water & Sewer		



## E. FAIRVIEW AVENUE WATER MAIN EXTENSION SAD 126



## DISTRICT 155: PARADISE PLACE - SEWER

Date Created: December 2013 (HAWSP)

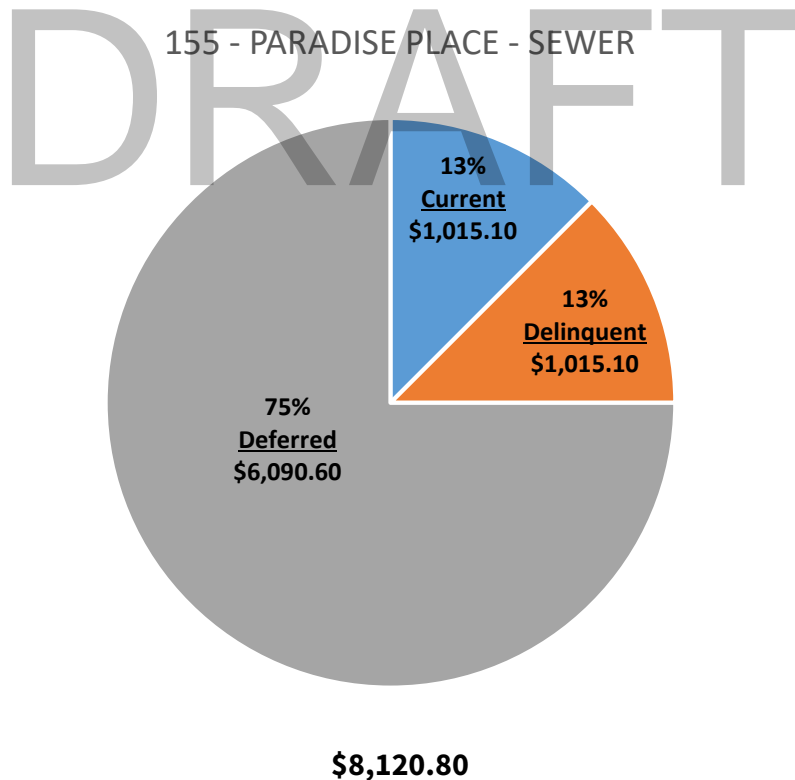
Associated Legislation: Ordinance 13-43

This was a developer/owner paid extension. Both properties were deferred until connection to sewer. The Ordinance lists 5 properties. The owner paid for his lot and Ord. says the City will pay for the other 2 lots.

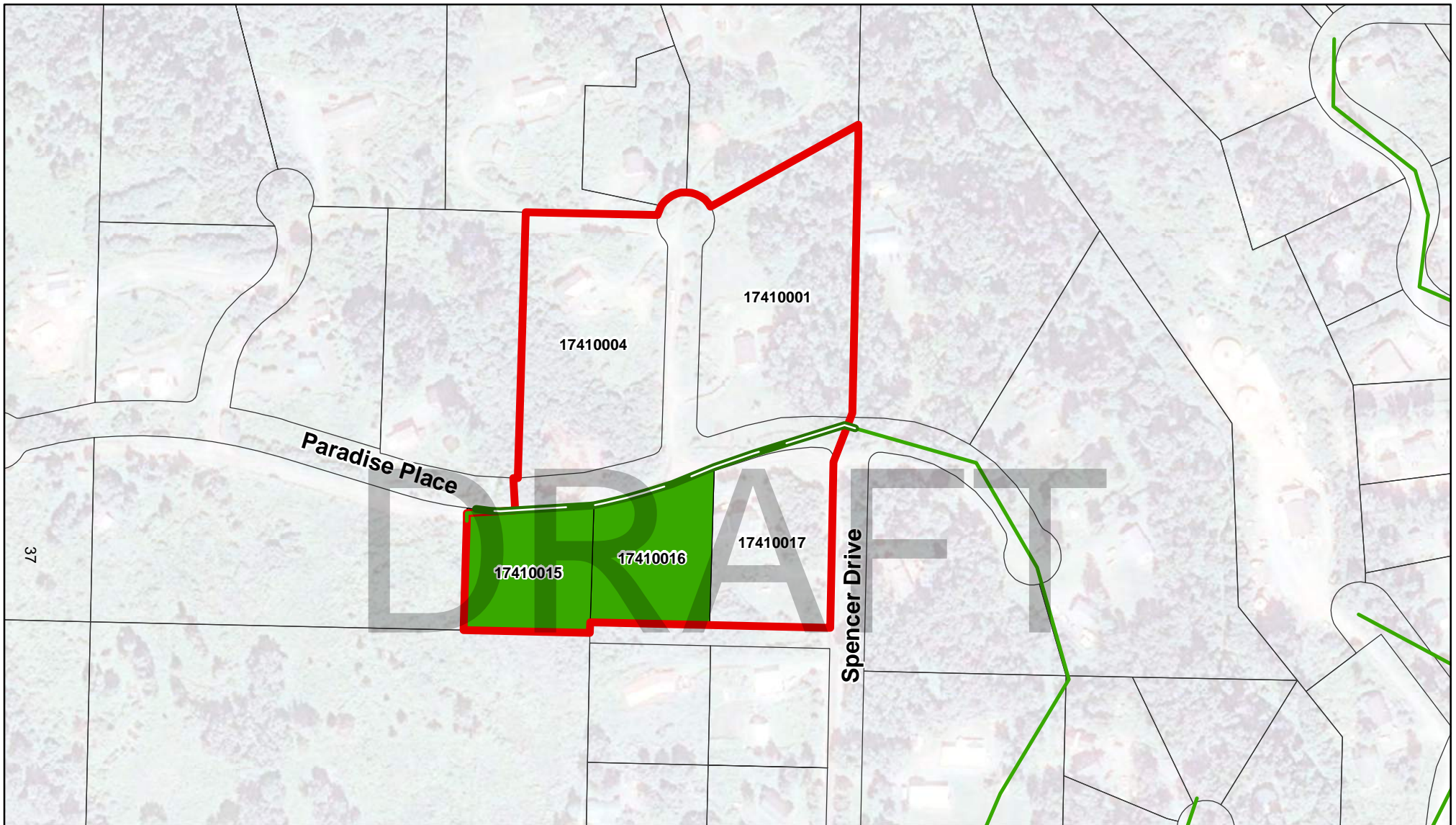
CITY OF HOMER			CURRENT ASSESSMENTS/ DEFERRED REVENUE				
			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
155	Paradise Place	Sewer	\$ 10,151.00	\$ 8,120.80	\$ 1,015.10	\$ 1,015.10	\$ 6,090.60
	TOTALS		\$ 10,151.00	\$ 8,120.80	\$ 1,015.10	\$ 1,015.10	\$ 6,090.60

	# Parcels	# Paid in Full	# Current	# Delinquent
Sewer	1	0	0	1





### OVERVIEW OF REMAINING PRINCIPAL:







## Legend

-  SAD Boundary
-  Sewer Parcels
-  Sewer Improvement
-  Sewer Main

## Paradise Place Sewer Extension SAD 155

78



## DISTRICT 161: ERIC LANE - SEWER

Date Created: March 1, 2018

Associated Legislation: Resolution 16-047; 17-088

Eric Lane (Lillian Walli Subdivision) was created March 1, 2018 when final assessment roll was approved. Road and Sewer were established together. Development in this area is active.

CITY OF HOMER							
CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
161	Eric Lane	Sewer	\$585,700.00	\$97,283.50	\$ 0	\$0	\$97,283.50
	TOTALS		\$585,700.00	\$97,283.50	\$ 0	\$ 0	\$97,283.50

	# Parcels	# Paid in Full	# Current	# Delinquent	# True Deferred
Sewer	18	3	0	0	15

### OVERVIEW OF REMAINING PRINCIPAL:

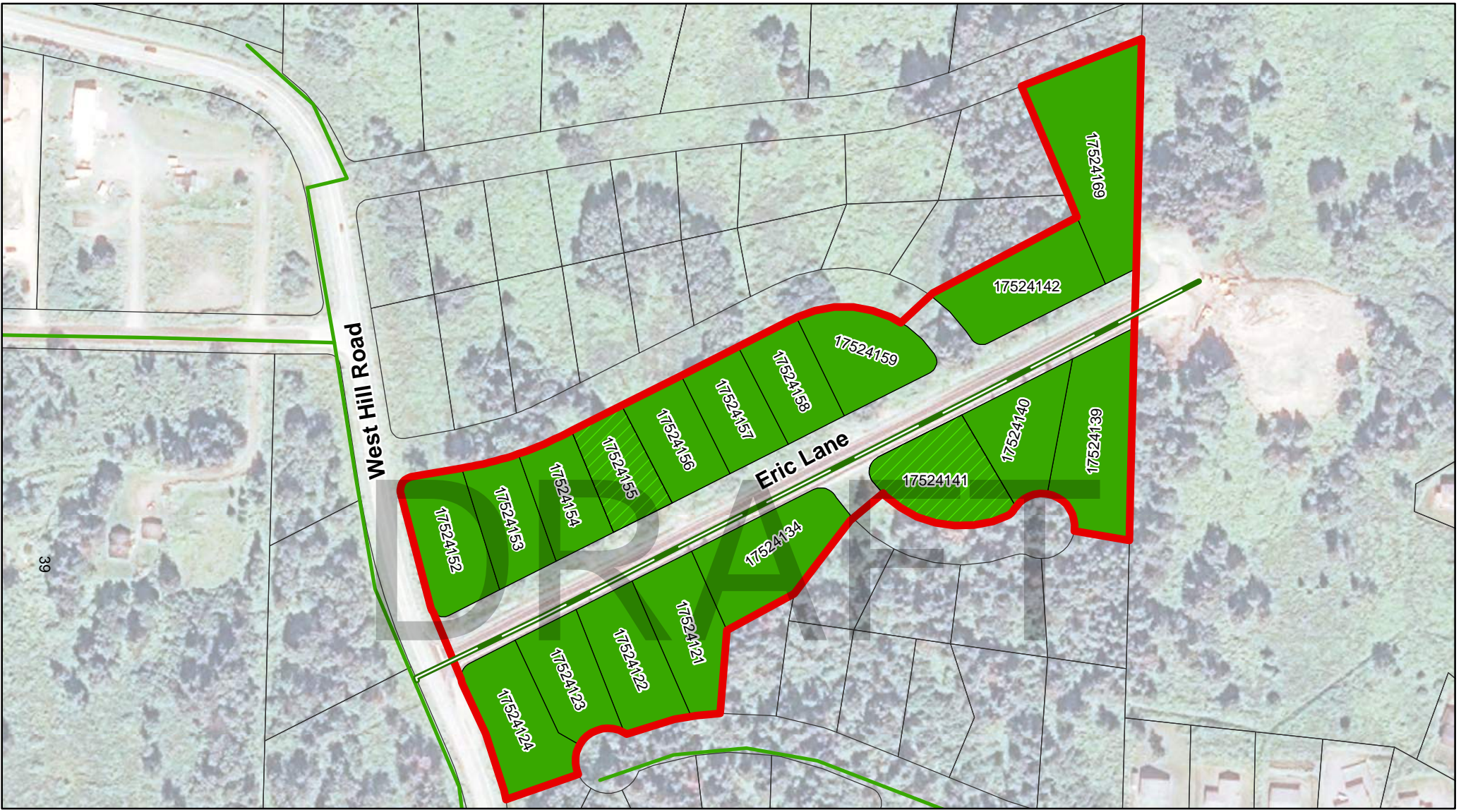
DRAFT

161- ERIC LANE - SEWER

100%  
Deferred (No Permit)  
\$97,283.50

**\$97,283.50**





SAD Boundary

Parcels

Sewer

Water

Water & Sewer

S Paid

W Paid

W&S Paid

Sewer Improvement

Sewer Main

SAD Boundary

Parcels

Sewer

Water

Water & Sewer

S Paid

W Paid

W&S Paid

Sewer Improvement

Sewer Main

Eric Lane  
Sewer  
SAD 161

80



## DISTRICT 162/163: KACHEMAK DRIVE PHASE III - WATER & SEWER

Date Created: March 1, 2018

Associated Legislation: Resolutions 16-042; 17-089

District includes real property fronting, predominately, Kachemak Drive, located within Mailea Bay, Checkmate Shores, Scenic Bay, Lampert Lake, Miriams Ares, De Garmo, Grewingk View, Rankin and R Cronin Subdivisions within the City of Homer. District includes Kachemak Moose Habitat preserved land.

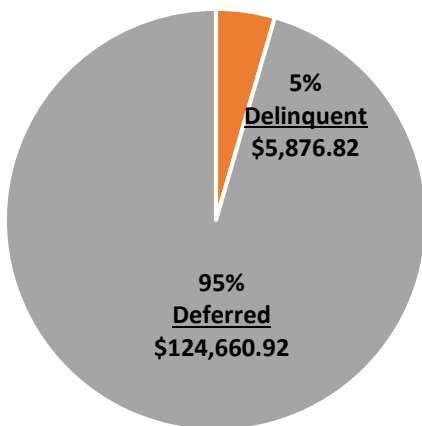
CITY OF HOMER CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
162	Kachemak Dr – Ph III	Water	\$ 210,861.00	\$ 130,537.74	\$ 0	\$ 5,876.82	\$ 124,660.92
163	Kachemak Dr – Ph III	Sewer	\$ 362,464.00	\$ 228,718.93	\$ 0	\$ 9,450.00	\$ 219,268.93
	TOTALS		\$ 573,325.00	\$ 359,256.67	\$0	\$ 15,326.82	\$ 343,929.85

	# Parcels	# Paid In Full	# Current	# Delinquent	# True Deferred
Water	29	5	0	8	16
Sewer	29	4	0	9	16

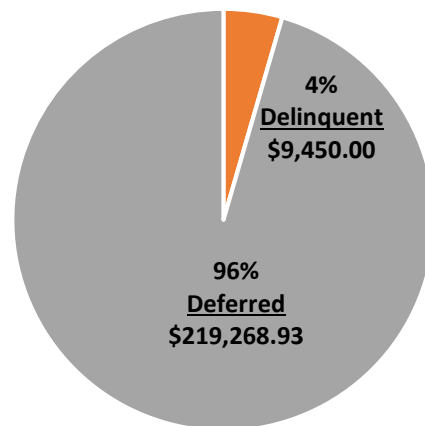
### OVERVIEW OF REMAINING PRINCIPAL:

162-KACHEMAK DRIVE - PHASE III  
WATER



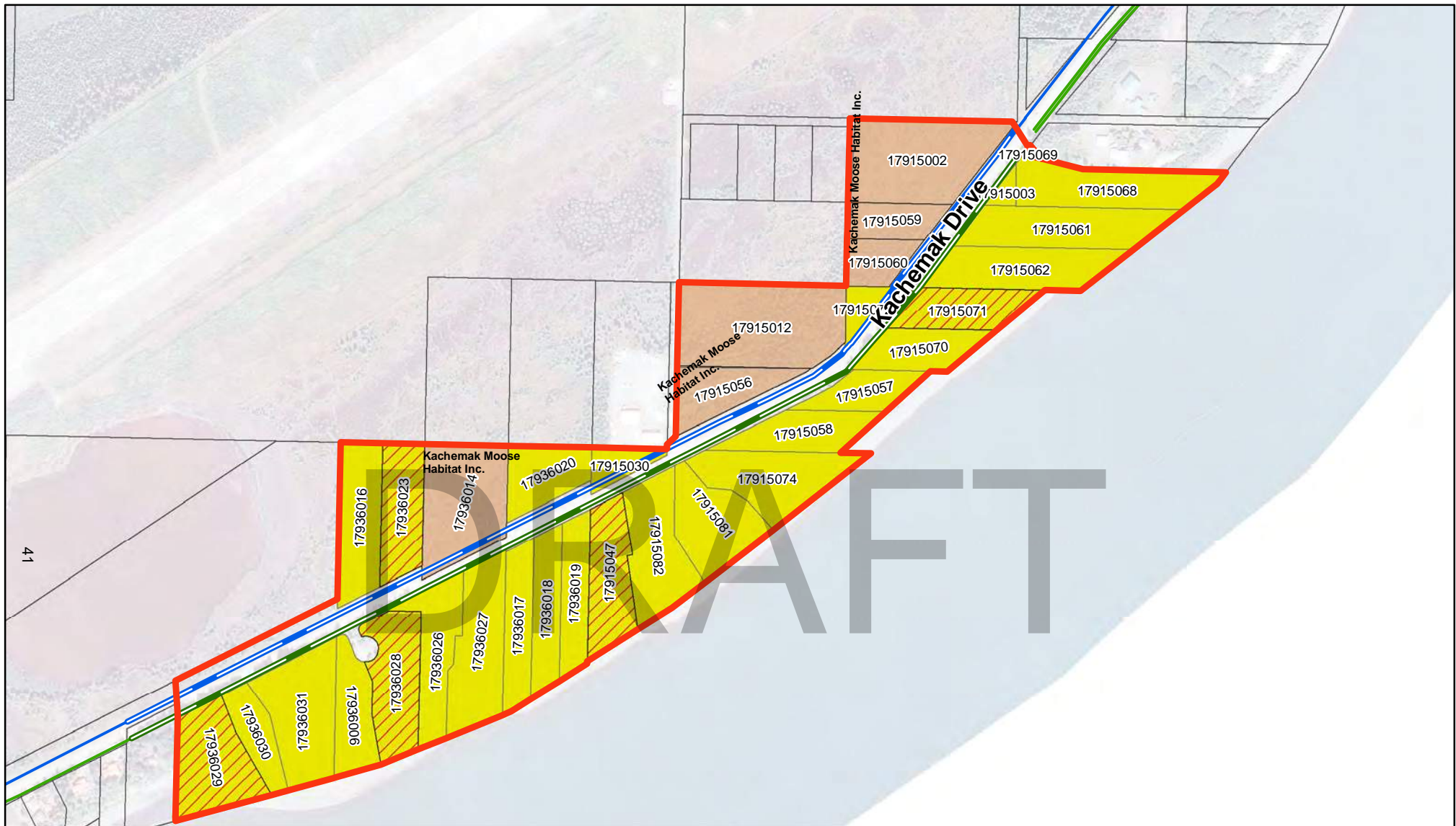
**\$130,537.74**

162-KACHEMAK DRIVE - PHASE III  
SEWER



**\$228,718.93**

MOOSE HABITAT: Six Parcels marked in orange on map.



## Legend

<span style="color: red;">—</span> SAD	<b>Paid Status</b>	<span style="color: blue;">—</span> Water Improvement
<b>Parcels</b>	<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> S Paid	<span style="color: green;">—</span> Sewer Improvement
<span style="background-color: #00ff00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Sewer	<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> W Paid	
<span style="background-color: #00bfff; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Water	<span style="background-color: #d3d3d3; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> W&S Paid	
<span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Water & Sewer		



## Kachemak Drive Phase III Water & Sewer SAD 162/163

500 250 0 500 Feet



## DISTRICT 165: SHELLFISH SLOPE - WATER

Date Created:

Associated Legislation: Resolution 16-0078(S) and Memorandum 16-130

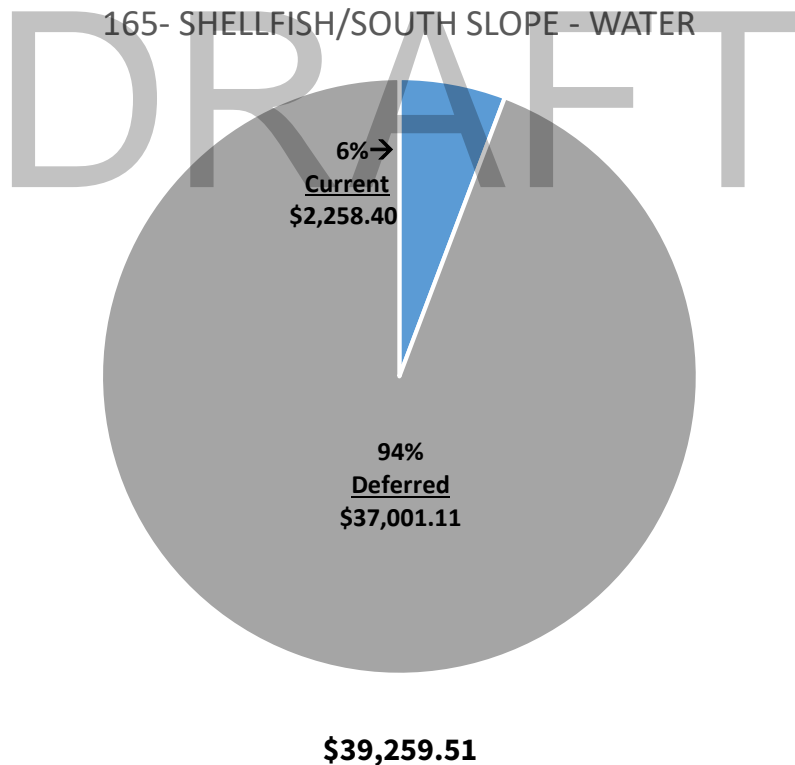
Not an official “district,” legislature approved establishment of connection of this property to the Shellfish Avenue/South Slope Drive Water Main Project.

CITY OF HOMER CURRENT ASSESSMENTS/ DEFERRED REVENUE			Original Amt.	GL Balance 6/30/2021	Current	Delinquent	Deferred Revenue
165	Shellfish Slope	Water	\$ 238,974.00	\$ 39,259.51	\$ 2,258.40	\$ 0.00	\$ 37,001.11
	TOTALS		\$ 238,974.00	\$ 39,259.51	\$ 2,258.40	\$ 0.00	\$ 37,001.11

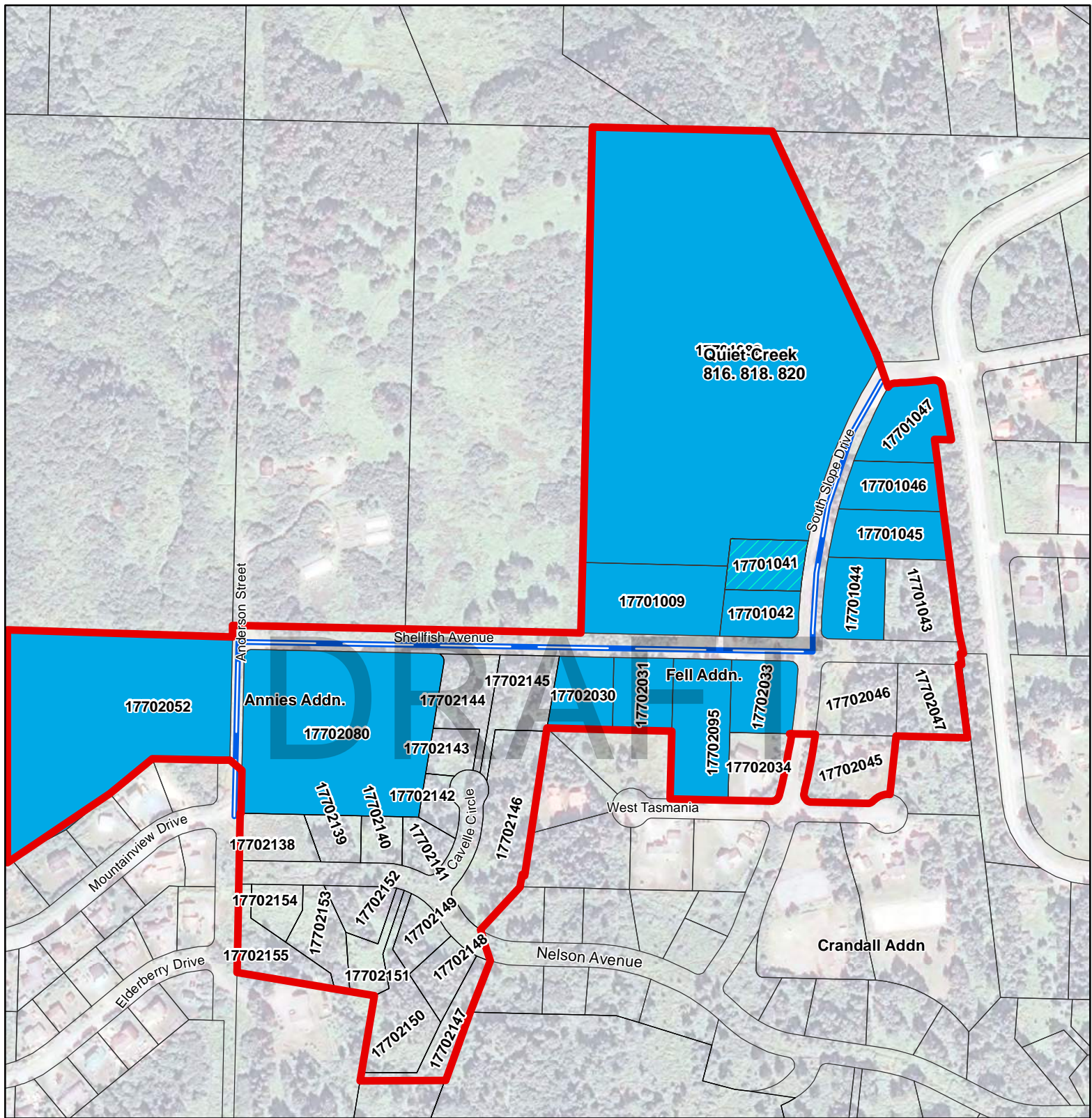
  

	# Parcels	# Paid In Full	# Current	#True Deferred
Water	5	1	4	10*

### OVERVIEW OF REMAINING PRINCIPAL:



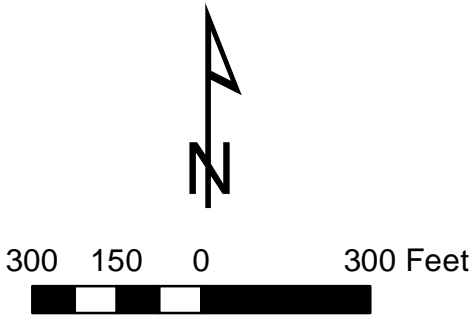




**Legend**

- SAD Boundary
- Water Parcels Paid
- Water Parcels
- Water Improvement

# **SHELLFISH SOUTHSLOPE WATER IMPROVEMENT SAD 165**





## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

[citymanager@cityofhomer-ak.gov](mailto:citymanager@cityofhomer-ak.gov)

(p) 907-235-8121 x2222

(f) 907-235-3148

The City of Homer supports the Center for Alaskan Coastal Studies' proposal titled "Bio-based Packaging Alternatives and Community Commercial Composting to Prevent Marine Plastic Pollution." As a coastal community, the City of Homer is very concerned with marine debris. As a city that benefits greatly from fishing and tourism, maintaining clean waters into the future is critical to our success.

The City of Homer has always been forward thinking when it comes to climate and environmental issues in Alaska. Homer developed the first climate action plan in Alaska which was published in 2007; voters approved a prohibition on single-use plastic carryout bags in 2019' and in 2021 we updated regulations related to dumpsters in the port & harbor area with an interest in reducing illegal dumping near coastal waters.

We are excited for the prospect of seeing the Center for Alaskan Coastal Studies' proposal implemented. We expect that the project will have a positive impact on the City of Homer, residents, visitors, and the fishing industry.

Sincerely,

Rob Dumouchel  
City Manager

## 2022 Meeting Dates & Submittal Deadlines

### Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

#### **January 5, 2022**

December 15 for Public Hearing Items  
December 17 for Preliminary Plat Submittal  
December 23 for Regular Agenda Items

#### **January 19, 2022**

December 29 for Public Hearing Items  
December 30 for Preliminary Plat Submittal  
January 7 for Regular Agenda Items

#### **February 2, 2022**

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

#### **February 16, 2022**

January 26 for Public Hearing Items  
January 28 for Preliminary Plat Submittal  
February 4 for Regular Agenda Items

#### **March 2, 2022**

February 09 for Public Hearing Items  
February 11 for Preliminary Plat Submittal  
February 18 for Regular Agenda Items

#### **March 16, 2022**

February 23 for Public Hearing Items  
February 25 for Preliminary Plat Submittal  
March 4 for Regular Agenda Items

#### **April 6, 2022**

March 16 for Public Hearing Items  
March 18 for Preliminary Plat Submittal  
March 25 for Regular Agenda Items

#### **April 20, 2022**

March 30 for Public Hearing Items  
April 1 for Preliminary Plat Submittal  
April 8 for Regular Agenda Items

#### **May 4, 2022**

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

#### **May 18, 2022**

April 27 for Public Hearing Items  
April 29 for Preliminary Plat Submittal  
May 6 for Regular Agenda Items

#### **June 1, 2022**

May 1<sup>h</sup> for Public Hearing Items  
May 13 for Preliminary Plat Submittal  
May 20 for Regular Agenda Items

#### **June 15, 2022**

May 25 for Public Hearing Items  
May 27 for Preliminary Plat Submittal  
June 3 for Regular Agenda Items

## 2022 Meeting Dates & Submittal Deadlines

### Homer Planning Commission

*Meeting dates are bolded and submittal deadlines are underneath*

#### **July 20, 2022**

June 29 for Public Hearing Items

July 1 for Preliminary Plat Submittal

July 8 for Regular Agenda Items

#### **August 3, 2022**

July 13 for Public Hearing Items

July 15 for Preliminary Plat Submittal

July 22 for Regular Agenda Items

#### **August 17, 2022**

July 27 for Public Hearing Items

July 29 for Preliminary Plat Submittal

August 5 for Regular Agenda Items

#### **September 7, 2022**

August 17 for Public Hearing Items

August 19 for Preliminary Plat Submittal

August 26 for Regular Agenda Items

#### **September 21, 2022**

August 31 for Public Hearing Items

September 2 for Preliminary Plat Submittal

September 9 for Regular Agenda Items

#### **October 5, 2022**

September 14 for Public Hearing Items

September 16 for Preliminary Plat Submittal

September 23 for Regular Agenda Items

#### **October 19, 2022**

September 28 for Public Hearing Items

September 30 for Preliminary Plat Submittal

October 7 for Regular Agenda Items

#### **November 2, 2022**

October 12 for Public Hearing Items

October 14 for Preliminary Plat Submittal

October 21 for Regular Agenda Items

#### **December 7, 2022**

November 16 for Public Hearing Items

November 18 for Preliminary Plat Submittal

November 23 for Regular Agenda Item



## City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

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(p) 907-235-3106

(f) 907-235-3118

# Memorandum PL 22-02

TO: Homer Planning Commission

THROUGH: Rick Abboud, AICP, City Planner

FROM: Travis Brown, Planning Technician

DATE: 2/11/22

SUBJECT: 2021 Permitting Overview and Activity of Last Five Years

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There were 48 zoning permits issued for new construction in 2021 including: a brewery in the Central Business District, Ten clustered cottage-style houses in Old Town, a floatplane lodge mixed-use development adjacent to Beluga Lake, several boat shops in the East End Mixed Use District, an office building in the Medical District, and a triplex.

There were 66 new dwellings permitted in 2021, the vast majority of which were single family homes. Nelson Avenue, Eric Lane, and Shelley Avenue each saw multiple permits for new construction in 2021.

Below is a simple breakdown of permitting activity over the previous 5 years.

Year	Residential Zoning Permits Issued		Commercial Zoning Permits Issued		Total
	New Residential	Additions/Remodels /Accessory	New Commercial	Additions/Remodels /Accessory	
2021	43	8	5	4	61
Value	\$17.1 million	\$500,000	\$4.3 million	\$1.4 million	\$23.3 million
2020	48	10	6	2	66
Value	\$15.7 million	\$670,000	\$1.7 million	\$480,000	\$18.6 million
2019	37	20	8	5	70
Value	\$10.3 million	\$1 million	\$10.7 million	\$3.3 million	\$25.3 million
2018	41	12	9	5	67
Value	\$12.4 million	\$1.0 million	\$7.8 million	\$1.0 million	\$22.2 million
2017	35	12	7	3	57
Value	\$9.3 million	\$450,000	\$2.1 million	\$2.9 million	\$14.8 million



**PLANNING COMMISSION ANNUAL CALENDAR**  
**FOR THE 2022 MEETING SCHEDULE**

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

Semi Annually: PW project update

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

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