



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Regular Meeting

Wednesday, June 01, 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. If you are attending via Zoom please use the raise hand option and the Clerk will un-mute your connection. You will have three minutes to speak.

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. Regular Meeting Minutes for May 18, 2022

PRESENTATIONS / VISITORS

REPORTS

A. Staff Report 22-39, City Planner's Report

B. Memorandum from Chair Smith re: Mayor's Roundtable Meeting with Advisory Body Chairpersons

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report 22-40, Lillian Walli Estate 2022 Replat Preliminary Plat

B. Staff Report 22-41, Yah Sure Preliminary Plat

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- [A.](#) City Manager's Report for May 23, 2022
- [B.](#) Planning Calendar 2022
- [C.](#) Public Comment Received re: Installation of Sidewalk and Traffic Calming Measures Along Fairview Avenue as Construction Occurs to Connect to Eric Lane.

COMMENTS OF THE AUDIENCE Members of the audience may address the Commission on any subject. If you are attending via Zoom please use the raise hand option and the Clerk will unmute your connection. You will have three minutes to speak.

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

ADJOURNMENT

Next Regular Meeting is Wednesday, June 15, 2022 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

Session 22-08, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on May 18, 2022 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, SMITH, CHIAPPONE, CONLEY, HIGHLAND

ABSENT: COMMISSIONER BENTZ (excused)

CONSULTING

MEMBERS: PUBLIC WORKS DIRECTOR/CITY ENGINEER KEISER

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

Chair Smith noted the following items presented in the Supplemental Packet for the agenda Public Hearing Item B, Memorandum PL22-05 from City Planner re: Review of Draft Ordinance and New Business Item A from Public Works, Zoning Permit Review.

HIGHLAND/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 May 4, 2022

Chair Smith read the consent agenda and asked for a motion.

Commissioner Highland requested Item B Decisions & Findings to be moved to New Business Item B for a correction.

Chair Smith requested a motion to approve the amended Consent Agenda.

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

A. Staff Report 22-35, City Planner's Report

City Planner Abboud provided a summary of Staff Report 22-35. At his request for a volunteer, no Commissioners stepped forward to give the PC report to City Council at their May 23rd meeting. Chair Smith will provide a written report to the Clerk.

Commissioner Venuti commented on attending a webinar regarding Tiny Homes.

PUBLIC HEARINGS

A. Staff Report 22-36, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.93 Administrative Appeals. City Clerk.

Chair Smith introduced the item by reading the title. He invited City Planner Abboud to speak to the memoranda provided.

City Planner Abboud spoke to Staff Report 22-36, highlighting the following:

- After the City Clerk has reviewed the revisions it was found that there were items that needed minor clarifications and procedures.
- Review of the draft ordinance which was provided in the Supplemental Packet

Chair Smith opened the public hearing, after verifying with the Clerk that there was no members of the public present on Zoom or present in the Chambers he closed the public hearing. He opened the floor to questions from the commission.

City Planner Abboud provided clarification on the date for the Public Hearing on the Rezone for Commissioner Barnwell in the previous item on the agenda.

Chair Smith commented on the action removing the responsibility from the Commission.

Chair Smith requested a motion and second.

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT 22-36 AND FORWARD A RECOMMENDATION THAT CITY COUNCIL APPROVE THE ORDINANCE AMENDING HOMER CITY CODE 21.93 ADMINISTRATIVE APPEALS TO CLARIFY GENERAL APPEAL PROCEDURES AND RELATED MATTERS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 22-37, An Ordinance of the City Council of Homer, Alaska, Amending Title 21.03.040 Definitions Used in Zoning Code, Title 21.44 Slopes, Title 21.50.020 Site Development Standards - Level One and Title 21.50.020 Site Development Standards - Level Two Redefining Coastal Bluff and Setback Therefrom. Planning Commission.

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

City Planner Abboud provided a summary of Staff Report 22-37. He highlighted the following points:

- Review of the draft ordinance which was provided in the Supplemental Packet which provided the documentation that recommended changes fit well within the Comprehensive Plan guidelines

- Language has been amended to make it concise and easily understood
- Removed reference to the City Planner changing it to the City Engineer which is more appropriate.
- Amended the definition of “bluff”
- Included an attachment that provides a description of the area that they would recommend for setbacks

Chair Smith opened the public hearing, after verifying with the Clerk that there was no members of the audience present wishing to provide testimony on Zoom he closed the public hearing. He opened the floor to questions from the commission.

Commissioner Chiappone noted a correction to line 99 of the draft ordinance.

Chair Smith requested a motion and second after confirming with the Clerk that a motion was needed to amend the draft ordinance.

CHIAPPONE/HIGHLAND MOVED TO AMEND LINE 99 TO ADD THE WORD “FROM” AFTER THE WORD “FEET”.

There was no discussion.

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

Motion carried.

City Planner Abboud facilitated discussion on questions on the following

- provided explanation on clearing and grading and possibly bringing forth an ordinance
- site development and re-seeding or ground cover requirements shown on line 216 through 231 and Line 262.
- Line 306 the distance indicated of 10 feet from a water body being very short.

Deputy City Clerk Krause defined the phrase “in-situ” for the Commission at the request of Commissioner Highland, noting that it is usually hyphenated when used.

Chair Smith inquired if there were any additional questions or amendments from the Commission, hearing none he requested a motion and second.

HIGHLAND/VENUTI MOVED TO ADOPT STAFF REPORT 22-37 AND FORWARD A RECOMMENDATION THAT CITY COUNCIL APPROVE THE ORDINANCE AMENDING HOMER CITY CODE TITLE 21.03.040 DEFINITIONS USED IN ZONING CODE, TITLE 21.44 SLOPES, TITLE 21.50.020 SITE DEVELOPMENT STANDARDS – LEVEL ONE AND TITLE 21.50.020 SITE DEVELOPMENT STANDARDS – LEVEL TWO REFINING COASTAL BLUFF AND SETBACK THEREFROM.

There was no further discussion.

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

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

A. Staff Report 22-38, Drainage Easement Vacation Request Affecting Lot 58, Lillian Walli Estate Subdivision

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

City Planner Abboud provided a summary of Staff Report 22-38. He noted that the City is perceived to be a utility provider and this offers anyone the opportunity to provide comment. He then summarized the review provided by Public Works in the supplemental packet noting that it pointedly spoke about the requirements, possible drainage impacts and their recommendation of approval.

Chair Smith requested a motion and second.

HIGHLAND/VENUTI MOVED TO BRING STAFF REPORT 22-38 VACATION OF A DRAINAGE EASEMENT TO THE FLOOR FOR DISCUSSION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

City Planner Abboud facilitated questions from the Commission on the following:

- Clarification of jurisdictional waters versus non-jurisdictional waters
- Corps of Engineer requirements
- Notes on the drawing indicate wetlands filled completely and wetlands put into culvert were most likely conditions at that time and would have required permits at that time.
- Clarification on the differences in jurisdictional permit vs Corp of Engineers permit regarding the Clean Waters Act.
- Damage sustained by property owners from previous drainage issues, historical issues regarding the drainage causes hesitation in removing or changing any drainage easements before substantial studies have been completed.
 - City Engineer review of the proposed vacation
 - Proposed vacation is 20 feet
- Clarified the lines depicted on the map provided in the packet
- Where culverts would be located and where they are supposed to be located in accordance with the drawing
 - Clarification that the action is focused on Lot 58, the 20 foot green line depicted on the drawing located in the NE corner of the lot.
- Why the drainage easement was dedicated in 1986-1988 initially was questioned with no information to provide a knowledgeable response

Chair Smith requested a motion and second.

HIGHLAND/BARNWELL MOVED TO ADOPT STAFF REPORT 22-38 AND RECOMMEND THAT THE VACATION OF THE DRAINAGE EASEMENT BE APPROVED WITH THE CONDITIONS NOTED IN THE PUBLIC WORKS ZONING PERMIT REVIEW AS FOLLOWS:

1. THE PROPERTY OWNER MUST MAINTAIN MAXIMUM BUILDING SETBACK FROM THE NATURAL DRAINAGE THAT WAS DELINEATED BY THE ARMY CORPS OF ENGINEERS (“ACOE”).
2. THE PROPERTY OWNER MUST APPLY FOR AN ACOE PERMIT TO ENSURE COMPLIANCE WITH THE CLEAN WATER ACT, IF THEIR CONSTRUCTION ACTIVITIES IMPACT NATURAL DRAINAGE PATTERNS.

There was no discussion.

VOTE. NO. VENUTI.

VOTE. YES. SMITH, CHIAPPONE, HIGHLAND, CONLEY, BARNWELL

Motion carried.

B. Decisions and Findings for a Request for Conditional Use Permit 22-03, to Allow Additional Dwellings at 1678 Sterling Highway

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

City Planner Abboud apologized for the inconsistency, the finding and condition questioned by Commissioner Highland regarding the water and sewer community system, but this is actually a requirement that they'll need to do, whether we put a condition on it or not. Technically if the Commission wanted to be correct, it would just be the sewer system, so all the structures on the site need to comply with the DEC regulations for Community sewer they're actually technically using a Community water. So if you want to make an amendment it should be along the lines of all structures on the site should comply with DEC requirements for Community sewer.

Commissioner Highland reading from the Decision & Findings document in the packet on pages 11 and 13 respectively, reviewed Finding e was correct where it referred to sewer and under Conclusion in Condition 1 the words water and should be removed.

City Planner Abboud concurred. He noted that this is a reminder for the applicant that it be done properly in response to additional question on adding language referring to the DEC.

HIGHLAND/VENUTI MOVED TO AMEND THE DECISIONS AND FINDINGS CONCLUSION CONDITION ONE TO REMOVE THE REFERENCE TO WATER.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was no further discussion.

Deputy City Clerk Krause requested a motion to adopt the amended Decisions and Findings.

BARNWELL/VENUTI MOVED TO ADOPT THE AMENDED DECISIONS AND FINDINGS FOR A REQUEST FOR CONDITIONAL USE PERMIT 22-03 TO ALLOW ADDITIONAL DWELLINGS AT 1678 STERLING HIGHWAY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report for May 9, 2022
- B. Planning Commission Calendar 2022

Chair Smith noted the informational materials provided.

City Planner Abboud recapped some of the agenda items expected to come to the next meeting. He reported on the presentation that will be given to City Council at the next meeting.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Krause commented that it was a nice short meeting and it was nice to have people in Chambers.

City Planner Abboud commented that it was getting to be warm and sunny out and the Planning department is getting busier with business picking up.

COMMENTS OF THE COMMISSION

Commissioner Conley stated that he would appreciate scheduling a visioning session on the increase in population growth in Homer. He then reported attending a meeting with Senator Sullivan recently on the Harbor expansion but it did circle back to having more housing here in Homer. Mr. Conley commented on having discussion on the rezone as the Commission did not have much of a chance to discuss that topic.

Commissioner Highland reported listening to the Mayor talk on the radio about his talk with Senator Sullivan. She noted that the reappointment is coming up and did not want to have any glitches with that as they have had in the past.

Commissioner Venuti stated that in the course of his employment he has access to some information on Tiny Homes and he would like to share that information with the Commission but did not want to run afoul of the Open Meetings Act. He then welcomed the Clerk back and commented it was a good meeting.

Commissioner Chiappone stated that it was helpful for the Commission guiding him through the terms and sometimes baffling and confusing parliamentary procedures. He noted that it was something to watch Commissioner Highland work through the language of the motion. He stated that he is use to working with words on paper and it can be sometimes difficult to come up with one right off the cuff.

Commissioner Barnwell agreed with Commissioner Chiappone on the difficulty in coming up with the right language for a motion. He then commented in support of a worksession or visioning session noting

that he too thought that they really needed to discuss and understand land use issues as it relates to the Comp plan but more broadly look at how Homer should encourage infill and where. He also welcomed the Clerk back and hoped she took in a lot of sunshine.

Chair Smith thanked the Commission for their comments noting that every time they welcomed the Clerk back she had a big smile on her face. He stated that he will request officially for a worksession or visioning session to the City Planner and Clerk to get that under consideration. He referred to page 49 in the packet regarding the reduction of conditional use permits and recalled three or four years ago that they performed an extensive review and believe that the City Planner has brought forth a few things that are worthy of reconsideration. It would mean passing a few code changes but may help the planning department by reducing their workload. He encouraged the Commission to review the information provided. Chair Smith commented on the lack of housing and noted a big chunk of land east of the airport and maybe consideration of roads in that area to open it up. He then thanked everyone for their hard work and participation.

ADJOURN

There being no further business before the Commission, the meeting was adjourned at 8:10 p.m. The next Regular Meeting is Wednesday, May 18, 2022 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.

RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved: _____



City of Homer

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Planning

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Staff Report PI 22-39

TO: Homer Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: June 1, 2022
SUBJECT: City Planner's Report

City Council 5.23.22

Ordinance 22-24, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget and Appropriating an Additional Expenditure of \$106,000 from the Homer Accelerated Roads and Trails (HART) Road Fund for the Construction of the Main Street Sidewalk Project. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022. Memorandum 22-075 from Public Works Director as backup. Adopted

Ordinance 22-25, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$750,000 from the Homer Accelerated Roads and Trails (HART) Road Fund and \$100,000 from the HART Trails Fund to Establish a Non-Motorized Transportation Opportunity Fund. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022. Memorandum 22-073 from Public Works Director as backup. Adopted

Ordinance 22-26, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating \$500,000 from the Homer Accelerated Roads and Trails (HART) Road Fund to Establish a Pavement Restoration Program. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022. Memorandum 22-073 from Public Works Director as backup. Adopted

Ordinance 22-27, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating an Additional \$511,228 from the Homer Accelerated Roads and Trails (HART) Road Fund to the Small Works Road Repair Program, the Small Works Drainage Program, and the Indefinite Delivery/Indefinite Quantity (IDIQ) Contract to East Road Services. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022. Memorandum 22-073 from Public Works Director as backup. Adopted

Ordinance 22-28, An Ordinance of the City Council of Homer, Alaska Amending the FY22 Capital Budget by Appropriating an Additional \$56,803 from the Homer Accelerated Roads and Trails (HART) Trails Fund to the Small Works Trails Maintenance Program. City Manager/Public Works Director. Recommended Dates Introduction May 9, 2022, Public Hearing and Second Reading May 23, 2022.
Memorandum 22-073 from Public Works Director as backup. Adopted

Permitting Software

We are scheduling 9-12 hours of training during the first week of June, we are getting there!

Permitting

We continue to process a good amount of zoning permits. In addition, we have taken up the mobile food vendor permits, so far we have had 10 applicants.

CUP Reform

I am working on analyzing data and making suggested revisions to offer a viable alternative to CUP applications that have been routinely approved when meeting expectations of code. I plan to have some items to the Commission soon.

Housing

The concern of housing in Homer is being widely recognized. For the future, I can see an effort similar to the trails and sidewalk conversations we are facilitating with various groups. I do believe that the Planning Commission does have a responsibility to review regulations that may affect the provisioning of housing. I plan to review regulation in relation to the ability to facilitate the creation of a variety of housing options in Homer.

Hazard Mitigation Plan Update

FEMA Region 10 has approved our draft plan with minor revisions! I am preparing a Resolution to be on the next City Council meeting on June 13th for adoption.

Rural Residential Rezone Update:

We have mailed out the flier and created a web page for information for on the Planning page of the City website <https://www.cityofhomer-ak.gov/planning/proposed-zoning-map-amendment>

Our schedule:

~~March 7: mail out flier, launch website~~

~~March 14th-25th: Chat with a planner timeframe~~

~~April 6th: Work session with PC~~

~~April 7th: hearing notice mailed~~

~~April 20th Public hearing~~

June 13th City Council Introduction

City Council Public Hearing

We will develop a similar process for UR opportunities to the east as we progress or finish the west depending on our experiences.

Economic Development Advisory Commission – Meets 6/14/22, and then takes a break until 8/23. There is a vacant seat on the Commission if you know anyone who is interested in joining! Meetings are about 1 ½ hours, once a month.

Commissioner Report to Council

6/13/22 _____

6/27/22 _____



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MEMORANDUM

TO: HOMER PLANNING COMMISSION

CC: HOMER PLANNING DEPARTMENT

FROM: SCOTT SMITH, CHAIR

DATE: MAY 18, 2022

SUBJECT: MAYOR'S ROUNDTABLE MEETING WITH ADVISORY BODY
CHAIRPERSONS

Attending Chairpersons from:

- Port and Harbor Advisory Commission
- Library Advisory Board (LAB)
- Parks, Art Recreation and Culture Advisory Commission (PARCAC)
- Economic Development Advisory Commission
- Planning Commission
- Julie Engebretsen, Economic Development Manager

After brief introductions and descriptions from each chair, the Mayor introduced his desire to have more communication between the commissions which could translate to more effective and strategic planning for each area.

Challenges noted were:

Ports and Harbor – summer employee housing, Spit parking, the long list of people waiting for boat slips and the need for port expansion to accommodate;

Library – Long-term funding, how to make the library pertinent in a high-tech society, finding a director who has proper credentials and is tech savvy, how to promote individual growth of people;

PARCAC – creating ADA services, keeping up with growth and providing safe means of non-motorized transportation;

Economic – Causing Homer to grow wisely – facilitate new businesses (commercial and private) but “keep Homer, Homer”.

Planning - I presented our position as wanting to know what the issues were and posturing ourselves as supportive of healthy growth and development. I briefly shared about Storm Water developments, Tiny/Affordable housing discussions and CDM review.

I invited them to share how either the CDM or current Code may be restricting their abilities to function.

Chrissy of P&H shared that there is a need to revise the housing portion of Code pertaining to being able to offer short-term housing on the Spit for summer workers. They have no place to house their workers under current Code and have had to buy RVs to accommodate housing. She emphasized the great need for parking and suggested improved shuttle services with appropriate signs/services.

Karin Marks of EDC shared that she desired to be more involved with the CDM revisions – particularly to be allowed to see our final draft before it being sent to CC. She represented the EDC as a big picture, high level overview of the city. Planning is more nuts and bolts (in her opinion).

This was a very good and encouraging meeting. There is a base desire for greater cooperation and it was suggested to have these gatherings 2x/year.

Possible Action Items:

- Review Code in pertinent areas pertaining to housing of short term workers on the Spit
- Become intentional with P&H to find and permit parking areas.



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Staff Report 22-40

TO: Homer Planning Commission **22-40**
FROM: Julie Engebretsen, Economic Development Manager
THROUGH: Rick Abboud, AICP, City Planner
DATE: 6/7/2022
SUBJECT: Lillian Walli Estate 2022 Replat Preliminary Plat

Requested Action: Recommend approval of the preliminary plat

General Information:

Applicants:	Geovera, LLC PO Box 3235 Homer, AK 99603	Jason Weisser Weisser Homes, LLC PO Box 2913 Homer, AK 99603
Location:	Eric Lane, east of West Hill Road	
Parcel ID:	17524027	
Size of Existing Lot(s):	0.918 acres	
Size of Proposed Lots(s):	0.468 acres (20,398 square feet) and 0.450 acres (19,602 square feet)	
Zoning Designation:	Rural Residential District (in process for a rezone to Urban Residential)	
Existing Land Use:	Vacant, Residential	
Surrounding Land Use:	North: Vacant South: Residential East: Vacant West: Residential/vacant	
Comprehensive Plan:	Goal 1-C-1 Promote infill development in all housing districts.	
Wetland Status:	A drainage way and low wet area are present.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	
Public Notice:	Notice was sent to 19 property owners of 37 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat subdivides one larger lot into two smaller lots. Both new lots are approximately half an acre.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. No right of way is dedicated by this plat.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: Water and Sewer service must be constructed to the new lot prior to recording the plat, or enter into an installation agreement with the City. No additional drainage easements are required.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat.

Attachments:

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

Geovera, LLC

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

April 27, 2022

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

RE: Lillian Walli Estate 2022 Replat Preliminary Plat Submittal

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Lillian Walli Estate 2022 Replat, and a \$300.00 check for the submittal fee.

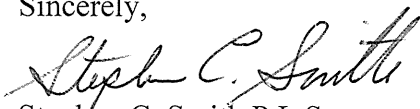
This plat splits existing Lot 28-A (HM 2021-47) into two parcels. Resulting Lot 28-B has the water and sewer stub-outs that were to the original lot. Lot 28-C will need to have water and sewer services installed.

No rights-of-way are being dedicated by this plat. The 20 feet fronting Eric Lane is a utility easement per HM 88-16 so no new easements are needed within 5 feet of the new lot line.

Lot 28-C contains a small area of possible discharge slope per the KWF Wetlands Assessment.

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

Sincerely,


Stephen C. Smith P.L.S.

RECEIVED

APR 27 2022

CITY OF HOMER
PLANNING/ZONING



Kenai Peninsula Borough Planning Department
144 North Binkley Street
Soldotna, AK 99669

Plat Submittal Form

Abbreviated Plat - Use the Abbreviated Plat Submittal Form.

Survey Firm Name & Address:

Geovera, LLC

Phone: (907) 399-4345

PO Box 3235

Homer, Alaska 99603

Email: scsmith@gci.net



Preliminary Plat



Revised Preliminary Plat



Minor Revisions



Major Revisions]



Preliminary Design



Subdivision Plat Phase (If a phased development, note preliminary design name below.)

[Preliminary Design Name: _____]



Submittal of 1 full size plat and 7 - 11x17 size plats.



Plat Submittal Fee in the Amount of \$300.00.



Final Plat - Preliminary Approval Granted _____ (date)



Plat Recording Fee in the Amount of _____

Plat Name: Lillian Walli Estate 2022 Replat

General Location: _____

USE:



Residential



Recreational



Commercial



Agricultural



Other: _____



City minutes attached (Plat location is in city limits or Bridge Creek Watershed District.)

CURRENT ZONING WHERE APPLICABLE: _____

SEWER:



On site



City



Community

WATER:



On site



City



Community

EXCEPTIONS REQUIRED AND REQUESTED:

1. See attached Submittal Letter

2. _____

3. _____

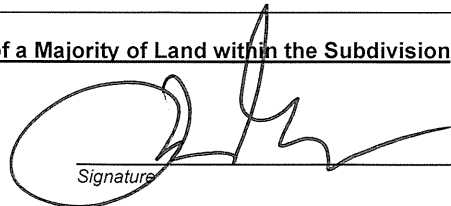
4. _____

Comments: (Attach an additional sheet if needed.)

Original Signature(s) of Owner(s) of a Majority of Land within the Subdivision

Jason Weisser

Print Name



Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

NOTES

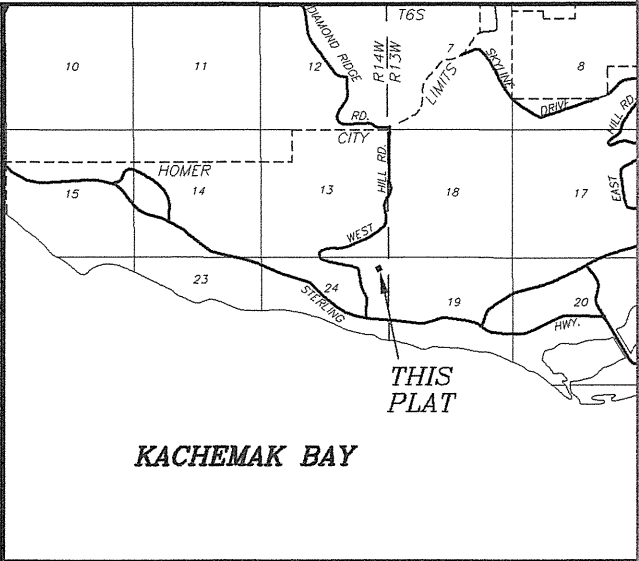
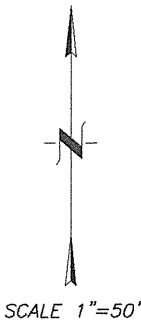
1. BASIS OF BEARING FOR THIS SURVEY IS PER THE PARENT PLAT (HM 2021-47).
2. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
3. THE 20 FEET FRONTING THE ERIC LANE RIGHT-OF-WAY IS A UTILITY EASEMENT PER HM 88-16. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
4. PROPERTY OWNER SHOULD CONTACT THE ARMY CORPS OF ENGINEERS PRIOR TO ANY ON-SITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS.
5. THESE LOTS ARE AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK17, PG 328 HRD).
6. THESE LOTS ARE SERVED BY CITY OF HOMER WATER AND SEWER.
7. CREEKS AND DRAINAGES ARE SUBJECT TO A 15 FOOT BUILDING SETBACK PER HOMER CITY CODE. APPROXIMATE LOCATIONS OF DRAINAGES ARE SHOWN.

PLAT APPROVAL

THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???, 2022

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



VICINITY MAP

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

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT WEISSER HOMES, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF WEISSER HOMES, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JASON WEISSER
WEISSER HOMES, LLC
JASON WEISSER, MANAGING MEMBER
PO BOX 2913
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR: JASON WEISSER
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2022.

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE No. 2022-???

LILLIAN WALLI ESTATE
2022 REPLAT

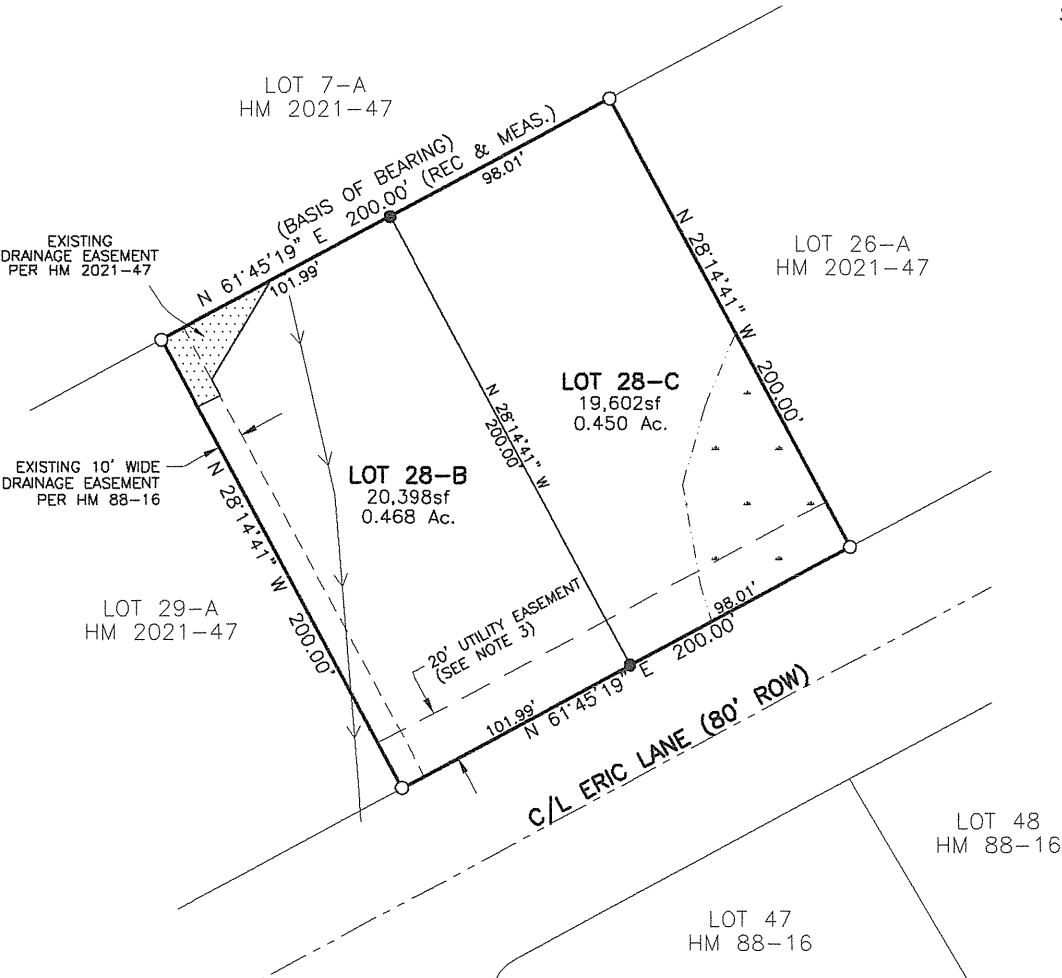
THE SUBDIVISION OF LOT 28-A,
LILLIAN WALLI ESTATE 2020 REPLAT (HM 2021-47)

LOCATED WITHIN THE NE 1/4 NE1/4, SEC 24,
T. 6 S., R. 14 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 0.918 ACRES

OWNER:
WEISSER HOMES, LLC
PO BOX 2913 HOMER, AK 99603

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

DRAWN BY: SCS	DATE: APRIL 2022	SCALE: 1" = 50'
CHK BY: SCS	JOB #2022-17	SHEET 1 OF 1



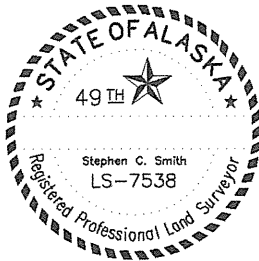
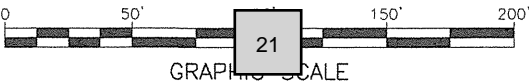
LEGEND

- INDICATES 5/8" REBAR WITH 2" ALCAP (7538-S, 2021) RECOVERED THIS SURVEY
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2022) SET THIS SURVEY
- INDICATES LIMIT OF POSSIBLE LOW WET AREAS PER KENAI WATERSHED FORUM WETLANDS ASSESMENT
- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

RECEIVED

APR 27 2022

CITY OF HOMER
PLANNING/ZONING



NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Lillian Walli Estate 2022 Replat Preliminary Plat

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

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

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for June 1, 2022 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

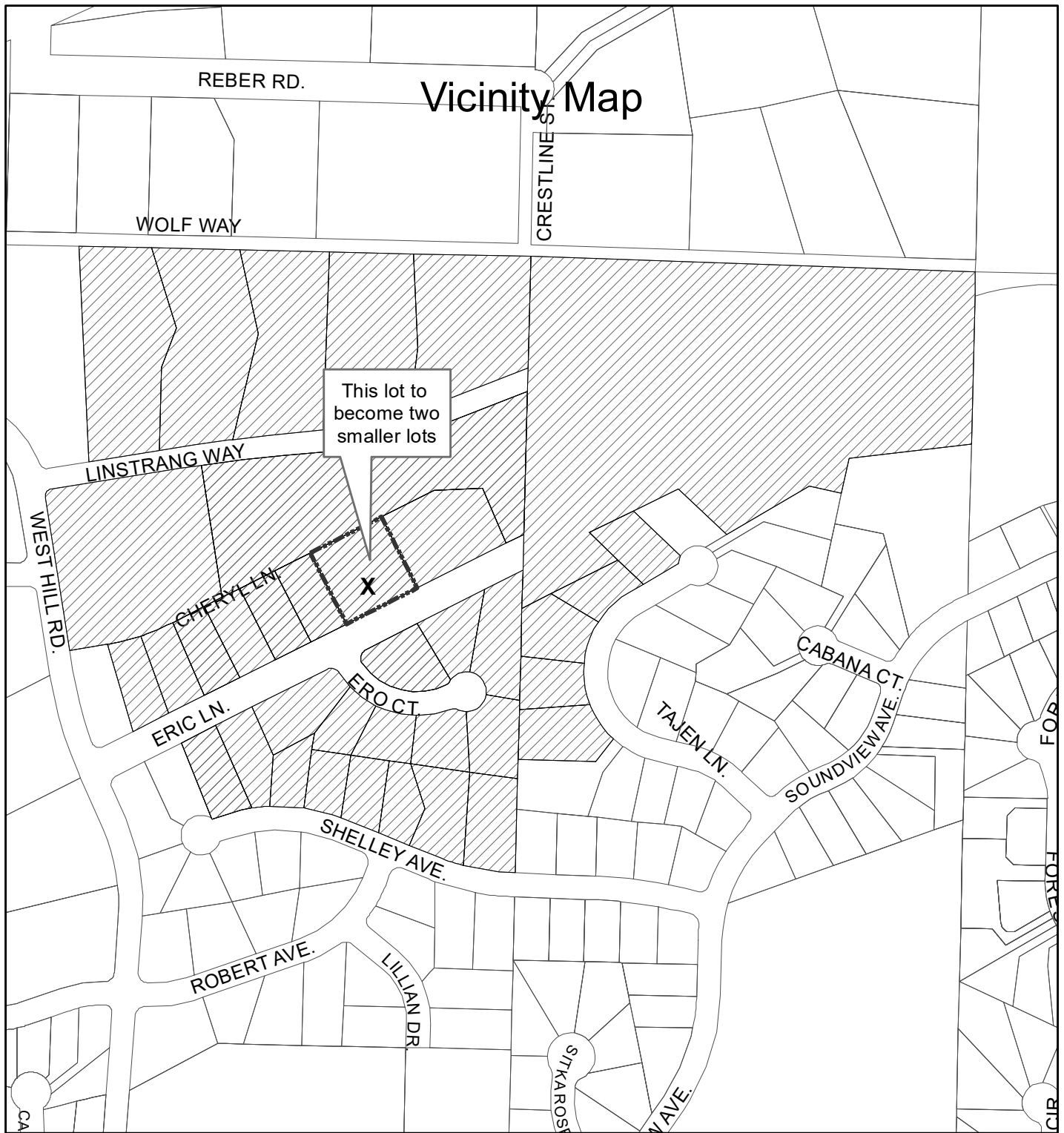
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

May 13, 2022

Lillian Walli Estate 2022 Replat Preliminary Plat

Selected parcels are within 500 feet
and property owners notified.

0 250 500
Feet



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

NOTES

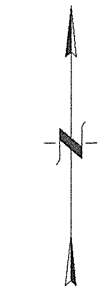
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PLAT APPROVAL

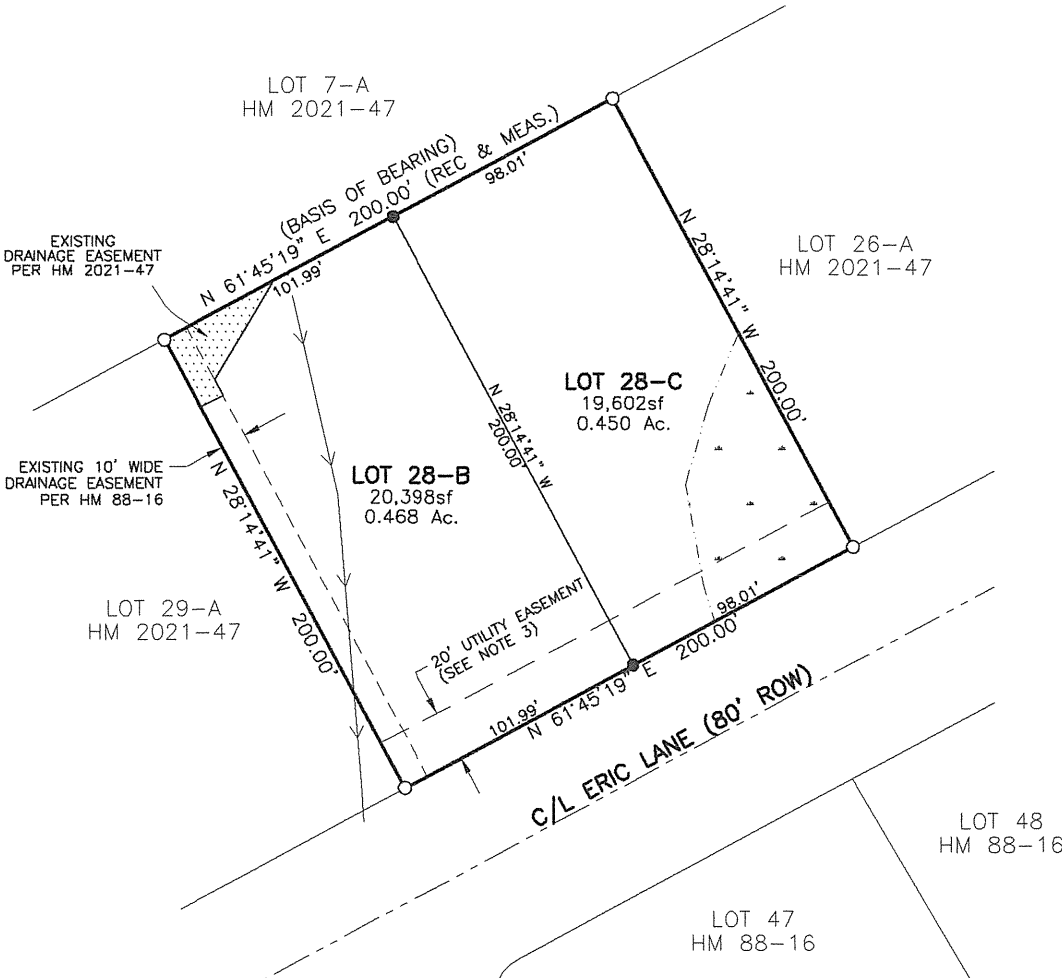
THIS PLAT WAS APPROVED BY THE KENAI PENINSULA BOROUGH PLANNING COMMISSION AT THE MEETING OF ???, 2022

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____



SCALE 1"=50'



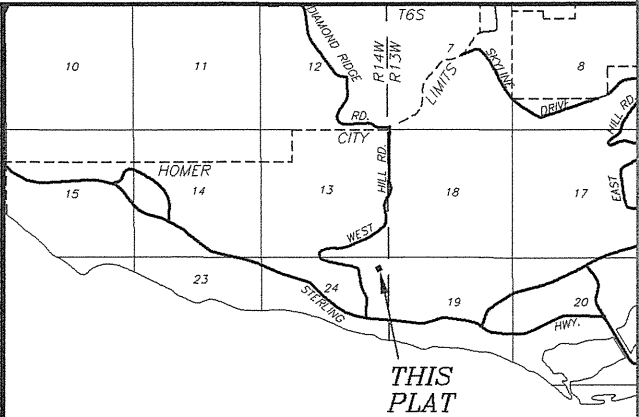
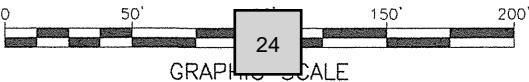
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- INDICATES APPROXIMATE CENTERLINE OF DRAINAGE

RECEIVED

APR 27 2022

CITY OF HOMER
PLANNING/ZONING



KACHEMAK BAY

VICINITY MAP

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

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT WEISSER HOMES, LLC IS THE OWNER OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT ON BEHALF OF WEISSER HOMES, LLC I HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY MY FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

JASON WEISSER
WEISSER HOMES, LLC
JASON WEISSER, MANAGING MEMBER
PO BOX 2913
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR: JASON WEISSER
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2022.

NOTARY PUBLIC FOR _____
MY COMMISSION EXPIRES: _____

HOMER RECORDING DISTRICT KPB FILE No. 2022-???

LILLIAN WALLI ESTATE
2022 REPLAT

THE SUBDIVISION OF LOT 28-A,
LILLIAN WALLI ESTATE 2020 REPLAT (HM 2021-47)

LOCATED WITHIN THE NE 1/4 NE1/4, SEC 24,
T. 6 S., R. 14 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 0.918 ACRES

OWNER:
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PO BOX 2913 HOMER, AK 99603

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

DRAWN BY: SCS	DATE: APRIL 2022	SCALE: 1" = 50'
CHK BY: SCS	JOB #2022-17	SHEET 1 OF 1



City of Homer
Planning and Zoning Department

May 26, 2022

Lillian Walli Estate 2022 Replat Preliminary Plat

Selected parcels are within 500 feet
and property owners notified.

0 250 500
Feet



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



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 22-41

TO: Homer Planning Commission **22-41**
FROM: Julie Engebretsen, Economic Development Manager
THROUGH: Rick Abboud, City Planner
DATE: 6/1/2022
SUBJECT: Yah Sure Preliminary Plat

Requested Action: Approval of a plat to vacate a common lot line. Two smaller lots will become one larger lot.

General Information:

Applicants:	Geovera, LLC PO Box 3235 Homer, AK 99603	Phillip Slabaugh HCH Development Co, LLC 1259 N. Rams Head Rd Green Valley, AZ 85614
Location:	Lake Street and Ben Walters Lane	
Parcel ID:	17712008, 17712031	
Size of Existing Lot(s):	1.77 and 0.95 acres	
Size of Proposed Lots(s):	2.673 acres	
Zoning Designation:	Central Business District	
Existing Land Use:	Commercial – office and court house, and vacant land	
Surrounding Land Use:	North: Retail, Vacant South: Restaurant (McDonald's) East: Professional Office West: Retail/Vacant	
Comprehensive Plan:	Chapter 4 Goal 4 Implementation 4-A-5 Concentrate commercial uses in the downtown.	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	The southeast corner of the lot is within zone X, outside the 0.2% annual chance flood zone. The rest of the lot is Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are available	

Public Notice:	Notice was sent to 29 property owners of 31 parcels as shown on the KPB tax assessor rolls.
----------------	---

Analysis: This subdivision is within the Central Business District. This plat vacates the common lot line between two properties. The existing south lot contains the courthouse and a separate office wing. The northern lot is vacant. The land owner is requesting a vacation of the common lot line, to change these smaller two lots into one larger lot.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements. A new easement is dedicated along Ben Walters Lane.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. A sidewalk is constructed along Lake Street.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

Public Works Comments: The property owner will need to abandon the water and sewer services located in the panhandle portion of the lot, or enter into an installation agreement with the City prior to recording the plat. The property owner should contact Public Works on how the services will need to be abandoned.

Staff Recommendation:

Planning Commission recommend approval of the preliminary plat.

Attachments:

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

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS. OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -117°13'4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
5. THE 15 FEET FRONTING THE BEN WALTERS LANE RIGHT-OF-WAY IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. THIS LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 19, PG 8 AND BK 49 PG 221 HRD).
8. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
9. ACCESS TO STATE MAINTAINED LAKE STREET IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
10. THIS LOT IS AFFECTED BY A DRAINAGE EASEMENT FOR A 4 INCH FOUNDATION DRAIN FOR THE BENEFIT OF LOT 1A, YAH SURE SUBDIVISION 2013 PER HM 2014-000109-0.
11. THE PARCEL OF LAND SOUTH OF YAH SURE SUBDIVISION 2013 (HM 2013-54) THAT IS A PART OF THIS PLAT ORIGINALLY CONSISTED OF TWO PARCELS DUE TO AN ERROR IN A DEED DESCRIPTION THAT CREATED A FIFTY FOOT WIDE ORPHAN STRIP ADJOINING THE SOUTH BOUNDARY OF YAH SURE SUBDIVISION 2013. THE ORPHAN STRIP WAS RE-COMBINED WITH THE PARCEL TO THE SOUTH BY DEFAULT JUDGEMENT IN CASE NO. 3HO-21-00102-CI ON OCTOBER 5, 2021.
12. EXISTING ELECTRICAL CABINET AND BURIED POWER LINE IS THE CENTERLINE OF A 10 FOOT WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT PER HM 2013-54.

WASTEWATER DISPOSAL

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

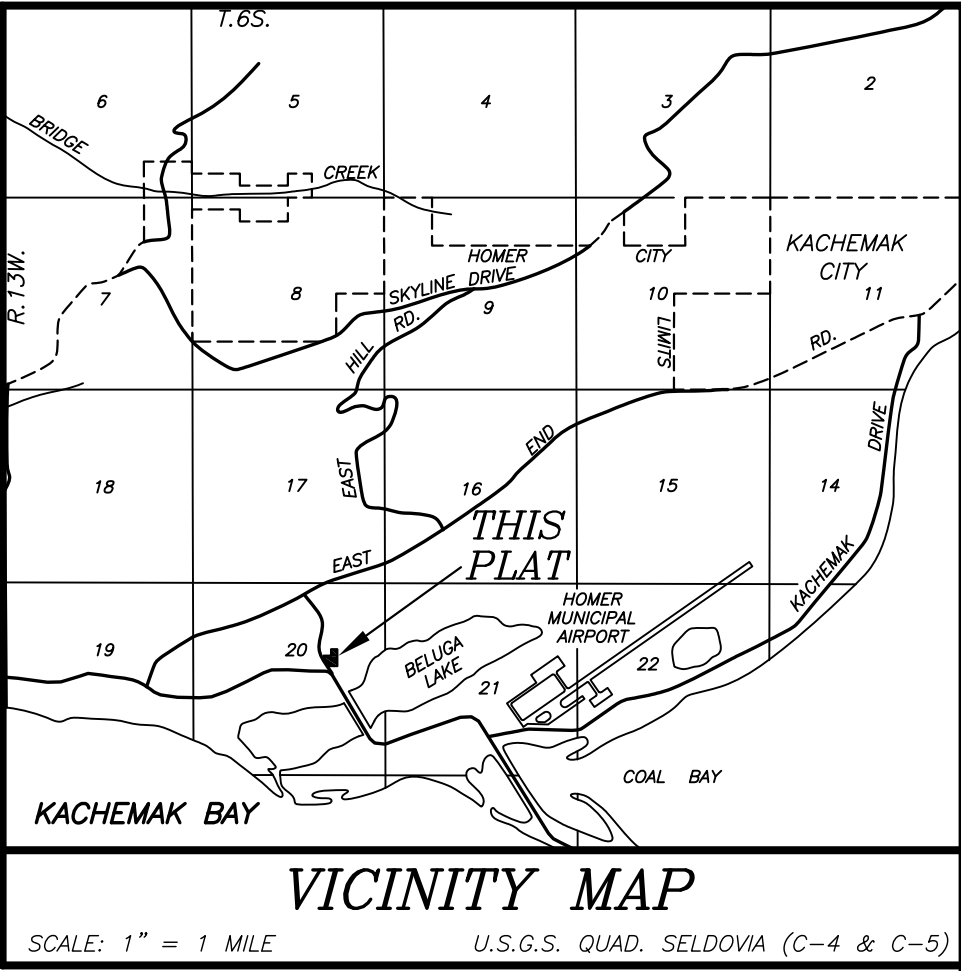
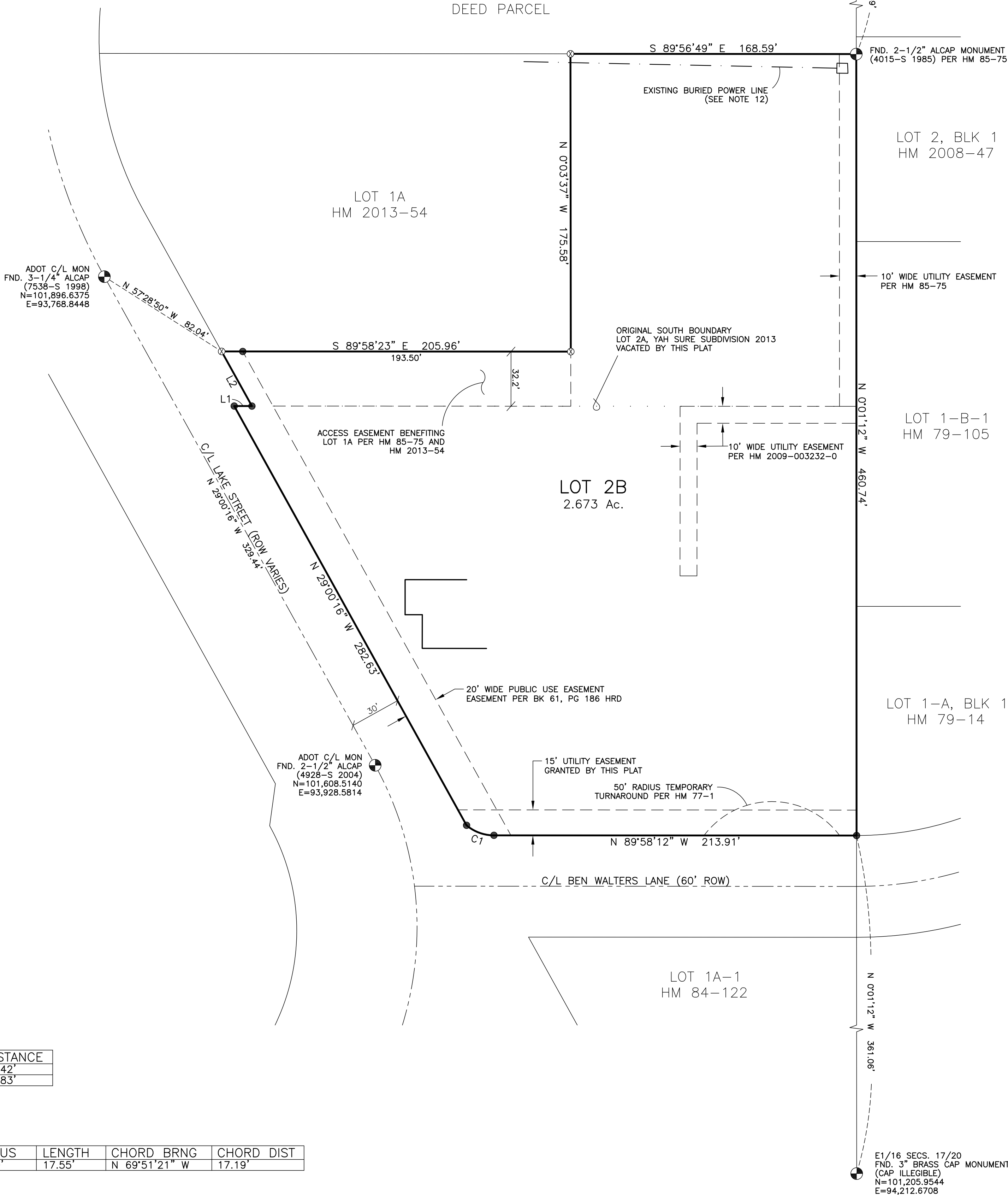
PLAT APPROVAL

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

BY: _____ AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

DEED PARCEL



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

PHILLIP SLABAUGH
HCH DEVELOPMENT COMPANY, LLC
1259 N. RAMS HEAD RD.
GREEN VALLEY, AZ 85614

NOTARY'S ACKNOWLEDGMENT

FOR: PHILLIP SLABAUGH
ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2022.

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES: _____

LEGEND

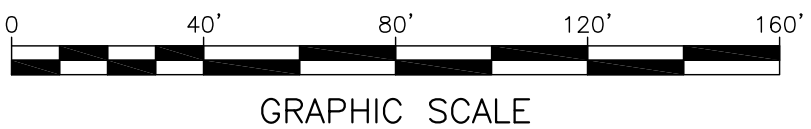
- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°58'23" E	10.42'
L2	N 29°00'15" W	36.83'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	40°13'43"	25.00'	17.55'	N 69°51'21" W	17.19'



HOMER RECORDING DISTRICT KPB FILE No. 2022-???

YAH SURE SUBDIVISION 2022

A REPLAT OF LOT 2A
YAH SURE SUBDIVISION 2013 (HM 2013-54)
AND A PARCEL OF LAND LYING SOUTH OF
YAH SURE SUBDIVISION 2013, LYING EAST OF THE LAKE
STREET RIGHT-OF-WAY, LYING NORTH OF THE BEN WALTERS
LANE RIGHT-OF-WAY, ALL WITHIN THE SW1/4 NE1/4 SECTION
20, T. 6 S., R. 13 W., S.M., ALASKA

LOCATED WITHIN THE SW1/4 NE1/4, SEC 20,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 2.673 ACRES

OWNER:
HCH DEVELOPMENT COMPANY, LLC
1259 N. RAMS HEAD RD. GREEN VALLEY, AZ 85614

GEOVERA, LLC

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

DRAWN BY: SCS DATE: MAY 2022 SCALE: 1" = 40'
CHK BY: SCS JOB #22-23 SHEET 1 OF 1

Geovera, LLC

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

May 25, 2022

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

RE: Yah Sure Subdivision 2022 Preliminary Plat Submittal

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Yah Sure Subdivision 2022, and a \$300.00 check for the submittal fee.

This plat combines existing Lot 2A, Yah Sure Subdivision 2013 (HM 2013-54) with the parcel to the south to form a single lot. The deed parcel portion of this plat originally consisted of two parcels due to an error in the deed description that created a 50 foot orphan strip adjoining the south boundary of Yah Sure Subdivision 2013. The orphan strip was re-combined with the parcel to the south by default judgement in Case No. 3HO-21-00102-CI on October 5, 2021.

There is an existing 20 foot wide public use easement (Book 61, Page 186 HRD) adjoining the west boundary of the deed parcel. This plat does not grant a 15 foot utility easement adjacent to the Lake Street right-of-way for that reason. This plat does grant a 15 foot utility easement adjacent to the Ben Walters right-of-way.

Resulting Lot 2B is served by city water and sewer. The lot does not contain any potential low wet areas per the KWF Wetlands Assessment.

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

Sincerely,

Stephen C. Smith P.L.S.

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Yah Sure Subdivision 2022 Preliminary Plat

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

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

Meeting ID: 979 8816 0903

Passcode: 976062

Additional information regarding this matter will be available by 5pm on the Friday before the meeting. This information will be posted to the City of Homer online calendar page for June 1, 2022 at <https://www.cityofhomer-ak.gov/calendar>. It will also be available at the Planning and Zoning Office at Homer City Hall and at the Homer Public Library.

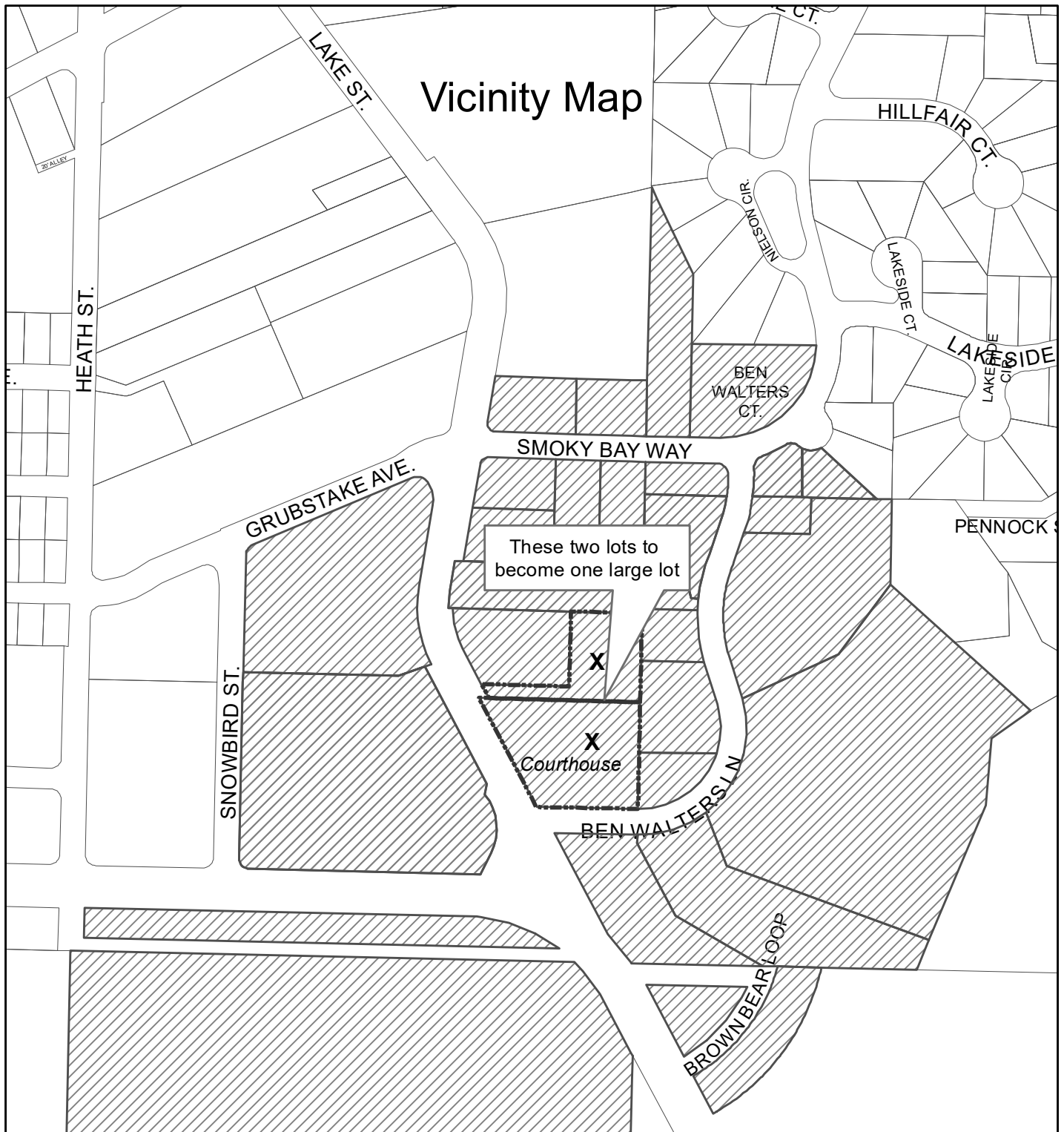
Written comments can be emailed to the Planning and Zoning Office at the address below, mailed to Homer City Hall at the address above, or placed in the Homer City Hall drop box at any time. Written comments must be received by 4pm on the day of the meeting.

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

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

May 13, 2022

Yah Sure Subdivision 2022 Preliminary Plat

Selected parcels are within 500 feet
and property owners notified.

0 250 500
Feet



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

NOTES

1. BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY A HIGH PRECISION GPS SURVEY USING TOPCON DUAL-FREQUENCY HiPer V RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED WITH MAGNET OFFICE VERSION 3.1 SOFTWARE. NAD83 ALASKA STATE PLANE GRID COORDINATES (U.S. SURVEY FEET) OBTAINED FROM THE GPS. OBSERVATIONS WERE BASED ON THE NGS PUBLISHED VALUES FOR FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" (PID TT0155).
2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS -1°17'13.4". TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.
3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.
5. THE 15 FEET FRONTING THE RIGHT-OF-WAYS IS A UTILITY EASEMENT. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.
7. THIS LOT IS AFFECTED BY AN EASEMENT OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 19, PG 8 AND BK 49 PG 221 HRD).
8. THIS LOT IS SERVED BY CITY OF HOMER WATER AND SEWER.
9. ACCESS TO STATE MAINTAINED LAKE STREET IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.
10. THIS LOT IS AFFECTED BY A DRAINAGE EASEMENT FOR A 4 INCH FOUNDATION DRAIN FOR THE BENEFIT OF LOT 1A, YAH SURE SUBDIVISION 2013 PER HM 2014-000109-0.
11. THE PARCEL OF LAND SOUTH OF YAH SURE SUBDIVISION 2013 (HM 2013-54) THAT IS A PART OF THIS PLAT ORIGINALLY CONSISTED OF TWO PARCELS DUE TO AN ERROR IN A DEED DESCRIPTION THAT CREATED A FIFTY FOOT WIDE ORPHAN STRIP ADJOINING THE SOUTH BOUNDARY OF YAH SURE SUBDIVISION 2013. THE ORPHAN STRIP WAS RE-COMBINED WITH THE PARCEL TO THE SOUTH BY DEFAULT JUDGEMENT IN CASE NO. JHO-21-00102-CI ON OCTOBER 5, 2021.
12. EXISTING ELECTRICAL CABINET AND BURIED POWER LINE IS THE CENTERLINE OF A 10 FOOT WIDE ELECTRICAL DISTRIBUTION LINE EASEMENT PER HM 2013-54.

CERTIFICATE OF ACCEPTANCE AND DEDICATION
BY STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

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

THE 20 FOOT WIDE PUBLIC USE EASEMENT PER BOOK 61, PAGE 186 (HRD) GRANTED AS RIGHT-OF-WAY THIS PLAT

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

BY: RANDY VANDERWOOD, P.E.
CENTRAL REGION ROW CHIEF
STATE OF ALASKA DOT & PF
4111 AVIATION AVENUE
ANCHORAGE, ALASKA 99516

LEGEND

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WASTEWATER DISPOSAL

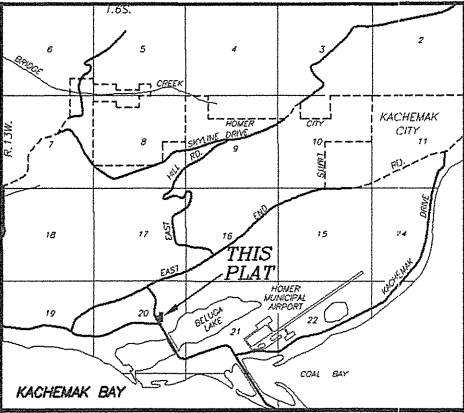
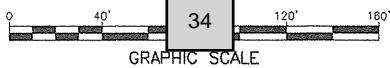
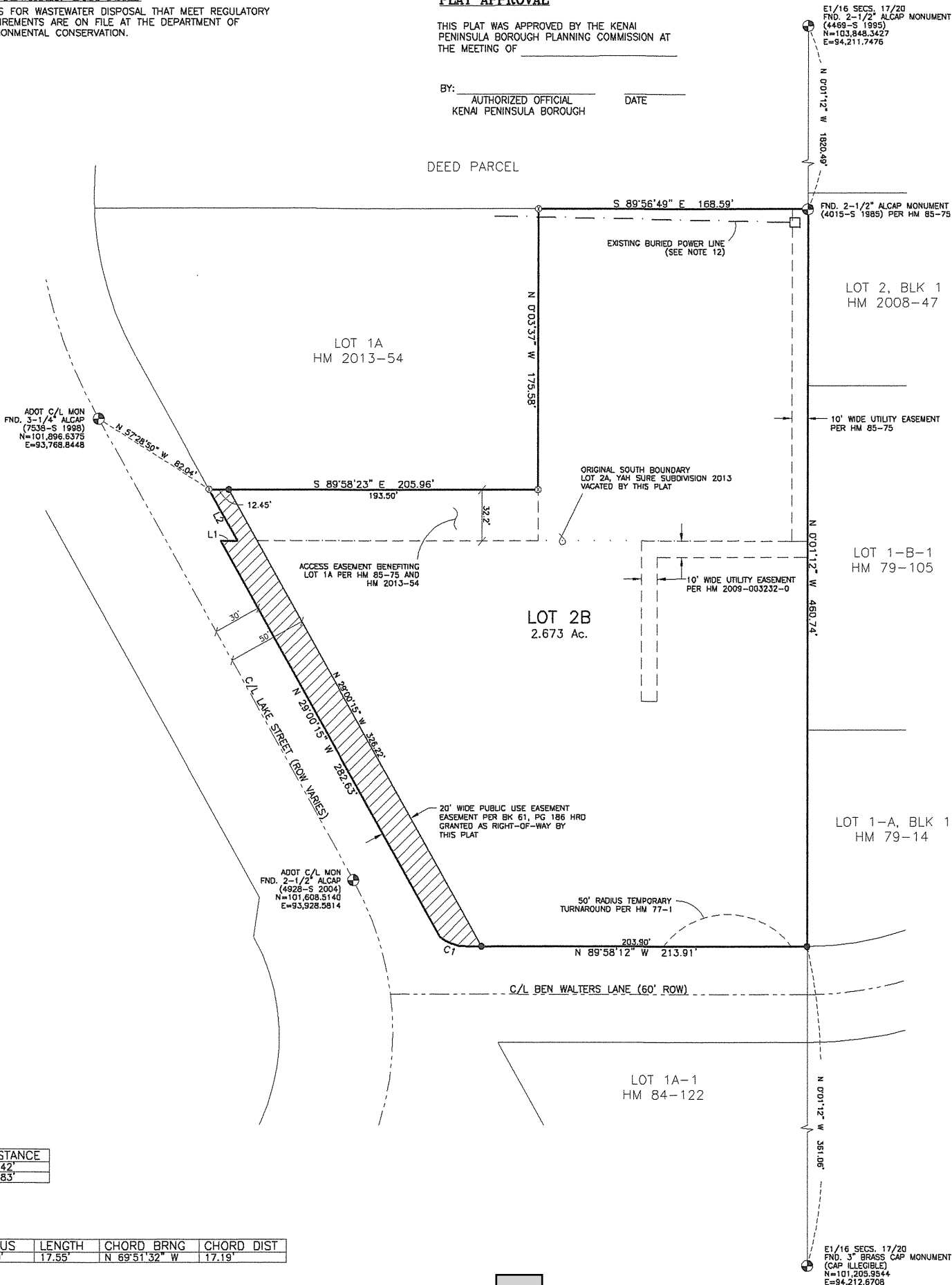
PLANS FOR WASTEWATER DISPOSAL THAT MEET REGULATORY REQUIREMENTS ARE ON FILE AT THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

PLAT APPROVAL

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

BY: AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE



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

CERTIFICATE OF OWNERSHIP

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

PHILLIP SLABAUGH
HCH DEVELOPMENT COMPANY, LLC
1259 N. RAMS HEAD RD.
GREEN VALLEY, AZ 85614

NOTARY'S ACKNOWLEDGMENT

FOR: PHILLIP SLABAUGH
ACKNOWLEDGED BEFORE ME THIS
DAY OF, 2022.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES:

RECEIVED

APR 29 2022

CITY OF HOMER
PLANNING/ZONING

HOMER RECORDING DISTRICT KPB FILE No. 2022-???

YAH SURE SUBDIVISION 2022

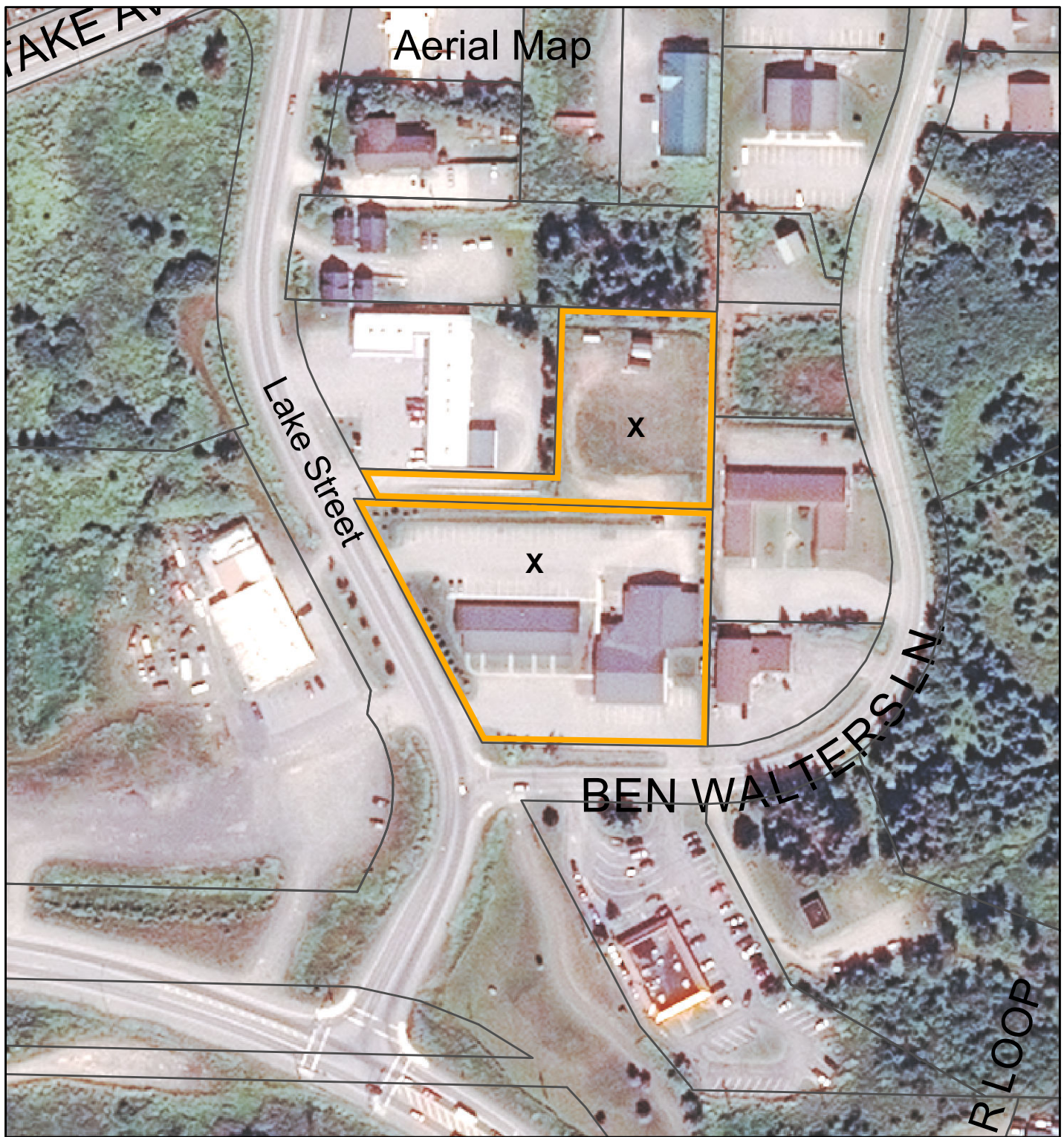
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20, T. 6 S., R. 13 W., S.M., ALASKA

LOCATED WITHIN THE SW1/4 NE1/4, SEC 20,
T. 6 S., R. 13 W., SEWARD MERIDIAN, CITY OF HOMER, KENAI
PENINSULA BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 2.673 ACRES
OWNER:
HCH DEVELOPMENT COMPANY, LLC
1259 N. RAMS HEAD RD. GREEN VALLEY, AZ 85614

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EMAIL: scsmith@gci.net

DRAWN BY: SCS DATE: APRIL 2022 SCALE: 1" = 40'
CHK BY: SCS JOB #22-23 SHEET 1 OF 1



City of Homer
Planning and Zoning Department

May 13, 2022

Yah Sure Subdivision 2022 Preliminary Plat

0 150 300 Feet



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or conclusions drawn therefrom.*



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: May 19, 2022
SUBJECT: City Manager's Report for May 23, 2022 Council Meeting

Visioning Follow Up

In March, the City Council underwent a two-day visioning work session to talk about future priorities. A number of priorities were identified and staff has been evaluating the concepts to see how we can fit them together and move towards implementation. We're also working to expand our capacity through open recruitments for staff, the use of professional services agreements, and the restructuring of departments/divisions. As a regular item for Council, I will bring forward a progress memo (it will probably be quarterly) to provide a brief overview of each topic. The table below shows a condensed view of the 2022 priorities.

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

Visit from Senator Sullivan

On Saturday, May 14th, Senator Dan Sullivan made a stop at the Harbormaster's office to talk about the future of Homer's Port and Harbor. Mayor Castner, Harbormaster Bryan Hawkins, and Special Projects Coordinator Jenny Carroll, along with representatives from the Homer Chamber of Commerce hosted the Senator and his staff.

Invasive Tree Removal

The City will be engaging in a partnership with Homer Soil & Water Conservation District to eradicate invasive European Bird Cherry (*Prunus padas*) trees around town and replace them with less harmful alternatives. The

locations have been mapped and identified over the last few years. There will be public notice at each location to explain what the project is about and provide links to more information. The schedule for removal is still being set, but we expect Triangle Park to be the first location for removal with Weeping Birch trees being planted as replacements. All replacement trees will be sourced locally. The public notice flyer is included in this report and contains a QR code that takes viewers to the state Department of Natural Resources page on bird cherry.

Fire Truck Purchase

Ordinance 22-22 authorized the purchase of our first new fire truck in many years. It set aside an amount not to exceed \$800,000. We were able to secure discounts which brought the final price to \$706,606 for the vehicle, remaining funds will be cycled back to General Fleet CARMA. The truck is expected to take roughly two years to be manufactured and delivered. Chief Kirko and I are collaborating on potential next steps for the ongoing fleet overhaul. We may be back in front of Council this summer to continue the fleet discussion.



Mayor Castner signs the check for the City's new pumper/tanker on the front bumper of the truck it will replace (pictured left to right: City Manager Dumouchel, Mayor Castner, Chief Kirko, and Deputy Chief Kahles)

FY22 3rd Quarter Sales Tax Update

Sales tax revenues are on track to meet the City's targets. Calendar year 2021 was an extremely strong year for sales tax revenue in all quarters, 2022 is shaping up the same way. Comparing the 3rd quarter of FY22 to the same time period in 2021, we grew sales tax revenues 5% year over year. This matches the escalation 5%

rate we used for FY23 in the mid-biennium budget amendment. For remote seller sales tax, we have surpassed our budget forecast and may break \$400,000 in revenue

Public Health Meeting

Special Projects Coordinator Jenny Carroll and I met with our local public health nurse Lorne Carroll and Sarah Hargrave, SE Regional Public Health Nurse Manager for the Alaska Department of Health & Social Services. We discussed the COVID experience, local public health challenges, and ways that we can better work together in the future outside of a pandemic.

Sidewalks

With the passage of Resolution 22-043, staff began to work through the directions from Council contained therein. I first met with planning staff, and then we integrated Public Works into the conversation. To get Council up to speed on our sidewalk context, staff developed a presentation for the May 23rd work session. Work will be ongoing throughout the summer and beyond.

Tsunami Brochure

After receiving feedback at the May 9th meeting, we have been working with the folks at the Alaska Earthquake Center to make some modifications to the document. A new draft is attached, our partners are aiming to print brochures in June as part of their grant-funded project's timeline.

RAVN Bankruptcy

When the original RAVN, a tenant in the City's airport terminal, closed down and went through bankruptcy, there was a lot of work to do to get the new RAVN in place with a new lease and ensure the City recouped lost revenues from the departure of the old RAVN. The last bit of that work, which was shepherded by JDO, is complete and we received \$13,733 from the RAVN Air Liquidation Trust. At this point in time, I believe all outstanding issues related to the RAVN bankruptcy as they relate to the City of Homer are concluded.

Enclosures:

1. Memo re: Council Priorities
2. Invasive Tree Removal Flyer
3. Sales Tax Update
4. Tsunami Brochure Draft and Memo



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Rob Dumouchel, City Manager
DATE: May 12, 2022
SUBJECT: 2022 Council Visioning Follow Up

I have been reviewing the outcome of the 2022 Council visioning work sessions and working with staff on ways to get the larger projects underway. Most of the visioning work session concepts were heavily interdependent, and it's hard to work on one item without triggering an action within one or more of the other items.

To keep Council up to date on priorities from the visioning, I will be aiming to provide an overview of projects and progress on a regular schedule. It will likely be on a quarterly basis. Right now, a lot of the activity is at the staff level, however, expect to see a lot of these items begin to filter into Council agendas across the coming months.

- **Fiscal Policy Improvements** – We have an ongoing project related to debt service. We are also making progress on the procurement policy goal from 2020. The Finance Stakeholder Group has conducted research, including an internal survey, which has been forwarded to my office. How I proceed will depend in part on the outcome of the open recruitment for the special project coordinator positions. Additionally, we are working on a financial services term contract RFP and will be proposing an appropriation for a small works finance program to accelerate finance-related projects.
- **Comprehensive Plan Fast Forward** – Internal planning conversations have been held with Planning and Economic Development staff. We are working towards an RFP for a firm to help us complete this very large and complicated task. We are targeting summer 2022 for the RFP launch.
- **Zoning Code Modernization** – This item is split into two pieces, pre- and post-comprehensive plan. Staff is working to identify items that can/should be attacked right now, and others that should wait for the Comprehensive Plan to be complete or nearly complete before initiating. The first pre-comprehensive plan item proposed by staff is conditional use permit reform.
- **Building Code Adoption and Implementation** – I have had some stakeholders reach out to me on this topic, and I have met with staff to discuss ways we could move this forward in phases. How we proceed will depend in part on the outcome of the open recruitment for the special project coordinator positions.

- **Housing Challenges** – One thread within this topic is the regulation of short term rentals. In April, staff mailed a flyer about short term rental sales tax remittance to all utility customers. Next, we need to start talking about creating a regulatory program. I've held preliminary discussions with Planning and Economic Development staff. More to come soon.
- **Water and Sewer Expansion** – Public Works has been putting significant effort into the general concept of expanding our utilities for the last two years. Expect more detailed updates in the future as we work to secure funding for significant expansion opportunities.
- **Expansion of Sidewalks and Trails** – This topic is very popular with Council (see Resolution 22-043) and we are planning to host a work session on May 23rd to give the Council a broad overview of our history, adopted plans, planning and ongoing projects, fiscal planning, etc. related to sidewalks and trails. A non-motorized transportation opportunity fund ordinance is up for second reading on May 23rd as well as an ordinance to top up the funds required for the main street sidewalk project.
- **Emergency Preparedness and Training** – The All Hazards Plan is under review by FEMA and the tsunami brochure project with UAF is nearly complete. There remains much work to do related to the Emergency Operations Plan and future training opportunity development.
- **Public Safety Conversations** – I think we will aim to do a test event in late summer or early fall. Peak tourist season is not an ideal time for our public safety folks.
- **Volunteer Action Plan** – Some initial conversations have been held at staff level on the topic. I'm waiting on the special projects coordinator recruitment to close before deciding how to best proceed.
- **Coast Guard City Designation** – Christine Drais, Assistant to the City Manager, and Councilmember Venuti have begun to work together on this item. Christine has also conducted some community outreach with local stakeholders. I am planning, through the Harbormaster's Office, to set up a meeting between key City staff and local Coast Guard chain of command to discuss local issues. I think we'll likely be submitting an application to the Coast Guard at the end of the year.
- **Harbor Float Replacements** – Council passed Ordinance 22-19(A) which made \$56,540 available from the Port Reserves Fund for grant and engineering assistance related to a harbor float replacement project. While prep work will happen in calendar year 2022, it is likely that any grants submitted, will occur in calendar year 2023.
- **Recreation Priorities and Planning** – While this is a bigger conversation than the HERC/Pioneer Gateway Redevelopment Project, much of the general recreation conversation is occurring in parallel to those work sessions/discussions.
- **Cybersecurity Improvements** – A key part of improving City cybersecurity is having sufficient staff to manage our digital infrastructure. Ordinance 22-20 provided funding for a Network Administrator position. We have an active recruitment for the position which closed on May 13th.

2022 Council Priorities

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

2020 Council Initiated Priorities

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

TREE REPLACEMENT IN PROCESS

To protect the health of our native ecosystems and ensure our public spaces remain enjoyable for all, we're replacing invasive European bird cherry (mayday) trees with non-invasive trees.

Together we can keep Homer free from harmful invasive species!

Scan to learn more about European bird cherry (mayday) trees and what you can do about them



kenaiinvasives.org

plants.alaska.gov/invasives/europeanbirdcherry



WHY ARE EUROPEAN BIRD CHERRY TREES A PROBLEM?

Take over forest and streamside habitats, forming thickets where native plants once grew



Can be toxic to moose



Spread along salmon streams and alter the availability of prey for juvenile salmon



City of Homer

www.cityofhomer-ak.gov

Finance Department

491 East Pioneer Avenue
Homer, Alaska 99603

finance@cityofhomer-ak.gov

(p) 907-235-8121

(f) 907-235-3140

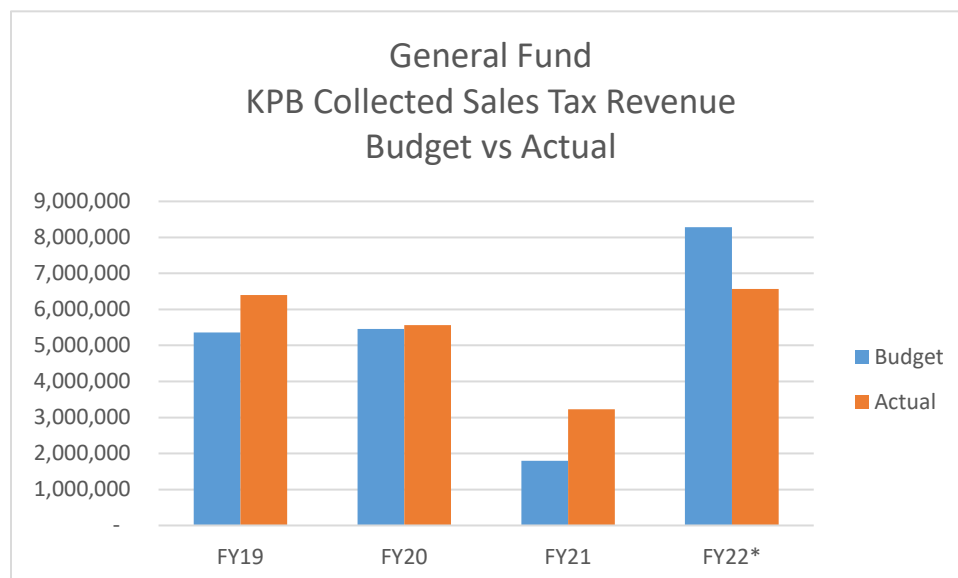
Memorandum

TO: Mayor Castner and Homer City Council
THROUGH: Rob Dumouchel, City Manager
FROM: Elizabeth Walton, Finance Director
DATE: May 18, 2022
SUBJECT: Calendar Year 1st Quarter Sales Tax Analysis

The purpose of this memo is to provide an analysis of sales tax revenue received to date for Fiscal Year 2022. Also provided in this memo is contextual information associated with taxable sales figures for the 1st quarter of calendar year 2021 (now 3rd quarter of fiscal year 2022 with the change in City fiscal year which went into effect on July 1, 2021).

General Fund Sales Tax Revenue Analysis:

City Council approved Ordinance 22-20 to provide for necessary mid-biennium budget amendments. The General Fund FY22 budgeted sales tax revenue was increased to \$8,285,547, with an additional \$207,225 budgeted for remote sales tax. Actual current sales tax revenue for FY22 (July 1, 2021 – April 30, 2022) for the City's General Fund is \$6,567,664 in KPB collected sales tax and \$213,528 in ARSSTC collected sales tax. If current trends continue, the City should have no issue meeting sales tax budget expectations for FY22. The General Fund is currently \$1.7 million away from meeting budget expectations for KPB collected sales tax and there is still a quarter remaining.



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

Basic Sales Tax Information:

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

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

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

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

Enclosures:

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

Attachment A provides a data set of Line of Business (LOB) taxable sales for the calendar year 1st quarter going back to 2017. The LOB categories are determined and reported by the Kenai Peninsula Borough. The biggest dollar share in taxable sales has historically come from the Retail Trade sector and this quarter is no different. This sector experienced a relatively static taxable sales value comparative to the 2nd quarter in 2021 and a 12% increase over 2019. Most of the sectors tied closely with the tourism industry rebounded in 2021 comparative and we expect to see the same trends occur into 2022. Overall, the City experienced a roughly 5% increase in taxable sales comparative to the 1st quarter in 2021 and a 16% increase over 2020.

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

Attachment C provides a data set of sales tax revenue collected on a calendar year quarterly basis going back to 2018. The sales tax data is broken out by the funds that received a portion of the total revenue. One thing to note is that HART sales tax was diverted into the General

Fund for fiscal years 2016-2018. In 2019, HART began receiving their respective share of the overall revenue. Also to note in 2019, the sales tax rate increased to fund debt service payments and maintenance of the police station facility.

Attachment D provides a data set of sales tax revenue collected for the period of July – April of each year going back to 2016. The purpose of this chart is to provide current fiscal year to date sales tax revenue comparison with previous years using the same time interval (July – December).

Attachment E provides a comparison of budget versus actual sales tax revenue collected for the General Fund. There are two charts: one represents the sales tax revenue that is collected by the Kenai Peninsula Borough (KPB) and the other represents the sales tax revenue collected by the Alaska Remote Sellers Sales Tax Commission (ARSSTC).

Attachment A
 LOB Taxable Sales
 Calendar Year 1st Quarter
 Presented May 17, 2022

	2017	2018	2019	2020	2021	2022	% Δ 2022 - 2021	% Δ 2022 - 2020
ADMINISTRATIVE, WASTE MAN	207,412	155,528	136,996	126,571	158,366	295,790	87%	134%
AGRICULTURE, FORESTRY, FI	14,600	33,710	640,248	18,712	18,509	24,724	34%	32%
ARTS AND ENTERTAINMENT	249,016	249,287	253,475	216,312	147,074	240,471	64%	11%
CONSTRUCTION CONTRACTING	484,978	315,934	333,640	367,431	491,123	565,053	15%	54%
EDUCATIONAL SERVICES	71,272	61,687	58,316	72,931	53,019	55,009	4%	-25%
FINANCE AND INSURANCE	19,204	27,385	28,275	26,553	24,390	26,599	9%	0%
GUIDING LAND	-	-	-	-	-	-	0%	0%
GUIDING WATER	36,497	79,447	187,753	110,697	274,578	318,865	16%	188%
HEALTH CARE AND SOCIAL AS	77,243	80,890	78,958	21,795	11,280	15,647	39%	-28%
HOTEL/MOTEL/BED & BREAKFA	1,532,096	1,490,223	1,543,084	1,279,481	1,865,239	1,922,123	3%	50%
INFORMATION	1,020,993	972,981	984,852	983,669	669,902	632,312	-6%	-36%
MANAGEMENT OF COMPANIES	-	-	-	-	-	-	0%	0%
MANUFACTURING	225,385	249,843	281,903	344,961	417,190	361,202	-13%	5%
MINING/QUARRYING	500	-	150	3,220	3,618	5,727	58%	78%
PROFESSIONAL, SCIENTIFIC	698,422	691,012	648,929	702,504	856,513	906,461	6%	29%
PUBLIC ADMINISTRATION	1,100,933	816,016	829,928	971,581	866,942	884,360	2%	-9%
REMEDIATION SERVICES	32,666	38,717	33,767	-	-	-	0%	0%
RENTAL COMMERCIAL PROPERT	58,558	69,250	196,565	58,935	62,633	76,753	23%	30%
RENTAL NON-RESIDENTIAL PRO	128,347	144,070	138,064	92,816	89,296	103,531	16%	12%
RENTAL OF SELF-STORAGE &	201,259	232,561	217,415	231,287	230,502	282,384	23%	22%
RENTAL PERSONAL PROPERTY	138,081	148,701	141,046	165,835	172,735	161,082	-7%	-3%
RENTAL RESIDENTIAL PROPERT	1,035,396	1,146,434	1,077,295	1,101,887	1,085,363	1,232,743	14%	12%
RESTAURANT/BAR	2,787,404	3,101,373	3,179,549	2,514,895	2,841,878	3,349,204	18%	33%
RETAIL TRADE	12,505,192	12,769,708	14,151,272	15,612,943	17,584,839	17,438,724	-1%	12%
SERVICES	1,799,351	1,894,742	1,749,725	1,608,833	1,742,283	2,144,883	23%	33%
TELECOMMUNICATIONS	408,560	449,669	401,118	335,461	446,343	495,135	11%	48%
TELECOMMUNICATIONS-CABLE	627	574	495	861	694	984	42%	14%
TIMBERING	500	-	505	-	-	-	0%	0%
TRANSPORTATION AND WAREHO	190,285	177,563	196,800	195,409	201,873	237,814	18%	22%
UTILITIES	2,322,217	2,445,497	2,503,521	2,710,459	2,683,123	2,849,169	6%	5%
WHOLESALE TRADE	262,379	325,567	296,494	273,328	303,219	326,650	8%	20%
TOTAL	27,609,373	28,168,369	30,290,138	30,149,367	33,302,524	34,953,399	5%	16%
Applied Sales Tax 4.85%*	1,339,055	1,366,166	1,469,072	1,462,244	1,615,172	1,695,240	80,067	232,996

*Effective January 1, 2019 the sales tax rate for the City of Homer was increased from 4.5% to 4.85%. The applied rate of 4.85% is used here for comparison puposes only. This value is derived by mutiplying the total taxable sales by the sales tax rate.

Attachment B
LOB Taxable Sales
Calendar Year - Quarterly
Presented May 17, 2022

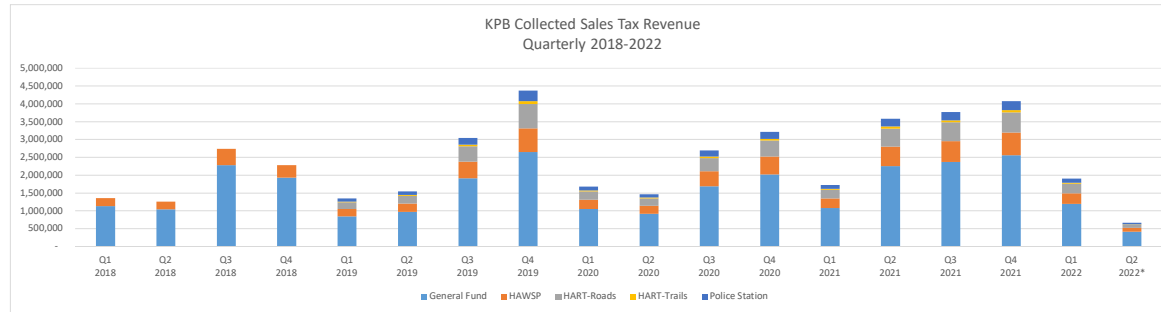
	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022
ADMINISTRATIVE, WASTE MAN	155,528	203,986	204,971	155,250	136,996	211,749	202,322	166,876	126,571	115,955	162,542	152,225	158,366	200,697	317,064	229,764	295,790			
AGRICULTURE, FORESTRY, FI	33,710	203,853	234,217	37,022	640,248	160,020	202,286	44,149	18,712	111,415	187,204	41,097	18,509	163,842	221,045	47,153	24,724			
ARTS AND ENTERTAINMENT	249,287	501,469	737,507	277,357	253,475	548,940	731,228	303,677	216,312	165,688	477,017	145,134	147,074	514,908	879,483	259,658	240,471			
CONSTRUCTION CONTRACTING	315,934	409,170	385,926	386,079	333,640	373,100	336,222	364,590	367,431	392,005	397,914	487,741	491,123	416,849	473,646	538,442	565,053			
EDUCATIONAL SERVICES	61,687	54,866	55,190	78,859	58,316	56,928	75,184	90,528	72,931	42,283	44,879	58,566	53,019	44,623	52,725	52,301	55,009			
FINANCE AND INSURANCE	27,385	25,820	25,924	27,189	28,275	36,654	29,481	26,563	26,553	19,785	40,410	25,265	24,390	25,729	22,441	20,505	26,599			
GUIDING LAND	-	105,778	228,047	-	-	125,677	258,602	-	-	42,822	79,186	477	-	88,796	188,069	99	-			
GUIDING WATER	79,447	2,869,368	6,061,804	134,694	187,753	2,985,820	5,988,975	120,809	110,697	1,359,274	4,822,074	193,829	274,578	4,896,767	9,582,806	368,104	318,865			
HEALTH CARE AND SOCIAL AS	80,890	95,062	80,786	50,658	78,958	62,473	45,090	38,063	21,795	15,422	28,941	16,437	11,280	52,394	112,550	16,517	15,647			
HOTEL/MOTEL/BED & BREAKFA	1,490,223	4,422,516	7,518,922	1,455,582	1,543,084	4,629,194	8,375,973	1,734,109	1,279,481	2,828,851	6,389,397	1,710,573	1,865,239	6,938,219	10,468,820	2,195,084	1,922,123			
INFORMATION	972,981	1,061,677	1,031,736	1,008,965	984,852	978,052	1,037,924	992,162	983,669	883,165	935,171	710,741	669,902	747,268	716,705	696,968	632,312			
MANAGEMENT OF COMPANIES	-	-	-	-	-	126,214	311,026	-	-	10,508	-	-	-	-	-	-	-			
MANUFACTURING	249,843	530,866	641,802	339,803	281,903	756,819	715,234	406,462	344,961	505,214	687,424	428,970	417,190	713,612	850,127	381,130	361,202			
MINING/QUARRYING	-	-	150	150	150	1,150	10,926	19,981	3,220	14,961	26,838	21,611	3,618	28,586	42,077	21,916	5,727			
PROFESSIONAL, SCIENTIFIC	691,012	756,620	770,672	680,434	648,929	785,571	761,163	635,037	702,504	767,048	823,623	763,313	856,513	857,983	819,924	801,164	906,461			
PUBLIC ADMINISTRATION	816,016	1,427,693	2,458,720	1,143,132	829,528	1,432,737	2,845,900	1,022,188	971,581	1,368,423	3,105,875	874,562	866,942	1,466,313	2,921,998	1,262,184	884,360			
REMEDATION SERVICES	38,717	-	-	-	33,767	-	-	-	-	-	-	-	-	-	-	-	-			
RENTAL COMMERCIAL PROPERTY	69,250	85,800	130,158	64,428	196,565	99,765	95,207	60,191	58,935	80,696	81,163	71,944	62,633	72,545	92,538	93,266	76,753			
RENTAL NON-RESIDENTIAL PRO	144,070	187,303	238,829	148,707	138,064	184,240	234,955	126,417	92,816	90,896	129,139	96,490	89,296	155,709	201,955	132,963	103,531			
RENTAL OF SELF-STORAGE &	232,561	265,933	528,323	276,934	217,415	272,863	537,757	294,635	231,287	271,739	570,643	322,683	230,502	289,507	683,119	337,600	282,384			
RENTAL PERSONAL PROPERTY	148,701	210,142	259,883	157,676	141,046	221,419	229,691	174,262	165,835	194,678	216,695	192,495	172,735	214,495	287,696	190,524	161,082			
RENTAL RESIDENTIAL PROPERTY	1,146,434	1,638,398	1,880,675	1,089,752	1,077,295	1,632,238	1,834,018	1,116,156	1,101,887	1,402,570	1,708,348	1,140,114	1,085,363	1,703,802	2,044,382	1,174,940	1,232,743			
RESTAURANT/BAR	3,101,373	6,773,895	9,542,688	3,482,700	3,179,549	6,848,886	9,553,633	3,501,273	2,514,895	3,762,292	6,529,920	2,851,904	2,841,878	8,170,597	11,337,427	3,827,710	3,349,204			
RETAIL TRADE	12,769,708	27,043,054	34,053,544	17,314,037	14,151,272	29,033,873	34,490,183	18,463,774	15,612,943	27,598,497	34,754,701	20,013,292	17,584,839	34,839,450	41,805,658	21,707,718	17,438,724			
SERVICES	1,894,742	2,768,109	2,305,938	2,071,964	1,749,725	2,701,456	2,586,137	2,001,089	1,608,833	2,196,866	2,465,235	2,059,134	1,742,283	2,875,372	2,980,616	2,246,554	2,144,883			
TELECOMMUNICATIONS	449,669	469,468	511,781	534,464	401,118	337,618	332,138	334,477	335,461	440,569	468,600	462,880	446,343	490,947	495,505	528,912	495,135			
TELECOMMUNICATIONS-CABLE	574	1,202	1,305	519	495	6,282	691	429	861	516	809	1,932	694	1,389	2,386	1,680	984			
TIMBERING	-	-	-	500	-	505	-	-	-	-	-	-	-	-	-	-	-			
TRANSPORTATION AND WAREHO	177,563	853,236	1,545,966	168,374	196,800	925,578	1,410,586	165,792	195,409	347,778	1,072,654	252,295	201,873	1,209,752	1,918,578	190,942	237,814			
UTILITIES	2,445,497	2,058,123	1,757,390	2,045,862	2,503,521	2,114,934	1,727,760	2,028,860	2,710,459	2,197,539	1,812,700	2,365,856	2,683,123	2,348,284	1,958,574	2,437,793	2,849,169			
WHOLESALE TRADE	325,567	355,069	298,755	355,568	296,494	398,831	280,016	223,920	273,328	338,319	291,360	208,920	303,219	450,299	295,931	257,298	326,650			
TOTAL	28,168,369	55,378,476	73,491,609	33,486,659	30,290,138	58,049,081	75,240,308	34,456,469	30,149,367	47,565,777	68,310,460	35,670,480	33,302,524	69,978,734	91,773,846	40,018,888	34,953,399	-	-	-
Applied Sales Tax 4.85%*	1,366,166	2,685,856	3,564,343	1,624,103	1,469,072	2,815,380	3,649,155	1,671,139	1,462,244	2,306,940	3,313,057	1,730,018	1,615,172	3,393,969	4,451,032	1,940,916	1,695,240	-	-	-

*Effective January 1, 2019 the sales tax rate for the City of Homer was increased from 4.5% to 4.85%. The applied rate of 4.85% is used here for comparison puposes only. This value is derived by multiplying the total taxable sales by the sales tax rate.

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

Attachment C
Sales Tax Revenue
Calendar Year - Quarterly
Presented May 17, 2022

	Q1 2018	Q2 2018	Q3 2018	Q4 2018	Q1 2019	Q2 2019	Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022*	Q3 2022	Q4 2022
General Fund	1,136,958	1,049,686	2,285,324	1,937,016	848,744	972,481	1,917,010	2,656,754	1,058,824	921,925	1,694,506	2,026,245	1,085,933	2,257,774	2,375,582	2,568,192	1,201,806	422,084	-	-
HAWSP	227,446	209,988	457,167	349,894	208,708	239,135	471,396	663,850	260,367	226,703	416,682	498,129	267,033	546,802	584,159	631,523	295,526	103,791	-	-
HART-Roads	-	-	-	-	187,837	215,221	424,256	675,890	234,330	204,033	375,014	448,446	240,329	500,650	525,744	568,370	265,973	93,412	-	-
HART-Trails	-	-	-	-	20,871	23,913	47,140	81,879	26,037	22,670	41,668	49,942	26,703	63,208	58,416	63,152	29,553	10,379	-	-
Police Station	-	-	-	-	83,483	95,654	188,558	297,006	104,147	90,681	166,673	199,252	106,813	218,721	233,664	252,609	118,210	41,516	-	-
Total	\$ 1,364,404	\$ 1,259,673	\$ 2,742,491	\$ 2,286,910	\$ 1,349,642	\$ 1,546,404	\$ 3,048,360	\$ 4,375,378	\$ 1,683,704	\$ 1,466,011	\$ 2,694,542	\$ 3,222,014	\$ 1,726,812	\$ 3,587,155	\$ 3,777,565	\$ 4,083,846	\$ 1,911,069	\$ 671,183	\$ -	\$ -



Key Points:

- HART Sales Tax was diverted into the General Fund from 2016-2018
- Sales Tax increased in 2019 to fund debt service payments associated with Police Station bond

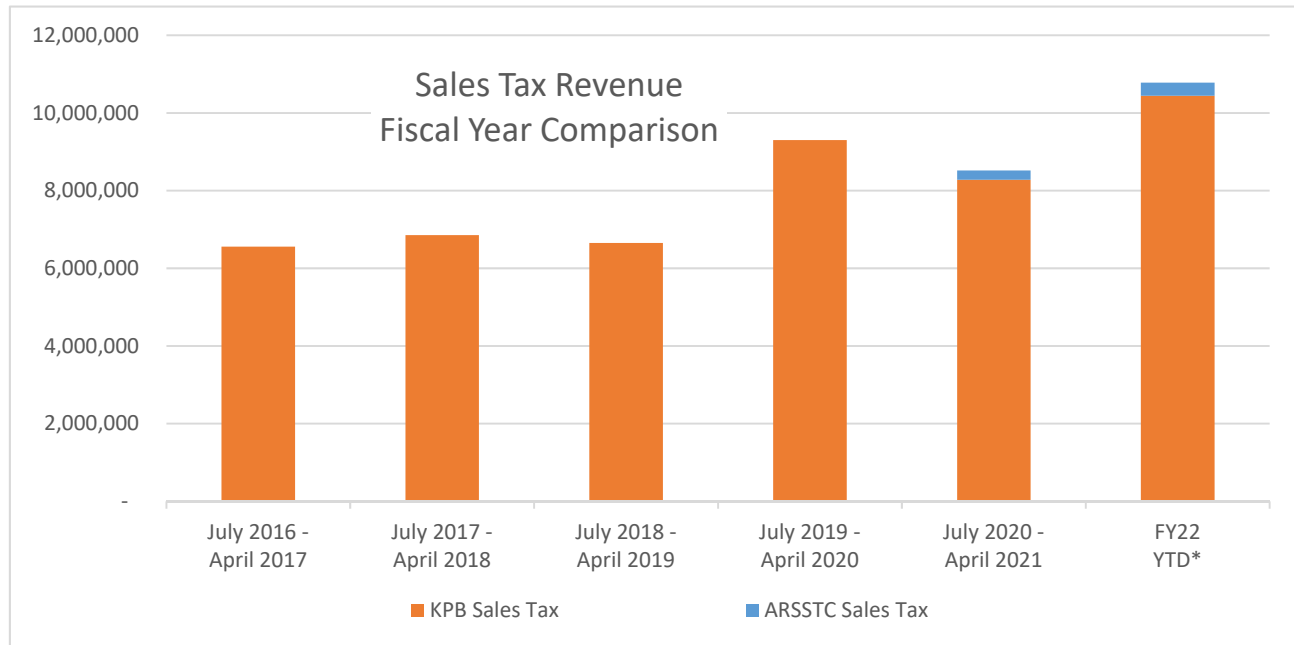
*Q2 2022 represents revenue received in April 2022

Attachment D

Sales Tax Revenue Fiscal Year Comparison Presented May 17, 2022

KPB Sales Tax	July 2016 - April 2017	July 2017 - April 2018	July 2018 - April 2019	July 2019 - April 2020	July 2020 - April 2021	FY22 YTD*
General Fund	5,476,642	5,711,488	5,242,127	5,754,499	5,206,556	6,567,664
HAWSP	1,079,661	1,142,369	1,057,828	1,425,590	1,280,173	1,614,999
HART-Roads	-	-	225,691	1,361,457	1,152,285	1,453,499
HART-Trails	-	-	25,077	158,053	128,147	161,500
Police Station	-	-	100,307	601,702	512,069	646,000
Total	6,556,303	6,853,857	6,651,029	9,301,301	8,279,230	10,443,663

ARSSTC Sales Tax	July 2016 - April 2017	July 2017 - April 2018	July 2018 - April 2019	July 2019 - April 2020	July 2020 - April 2021	FY22 YTD*
General Fund					158,899	213,528
HAWSP					33,549	52,507
HART-Roads					30,194	47,256
HART-Trails					3,355	5,251
Police Station					13,420	21,003
Total					239,416	339,545



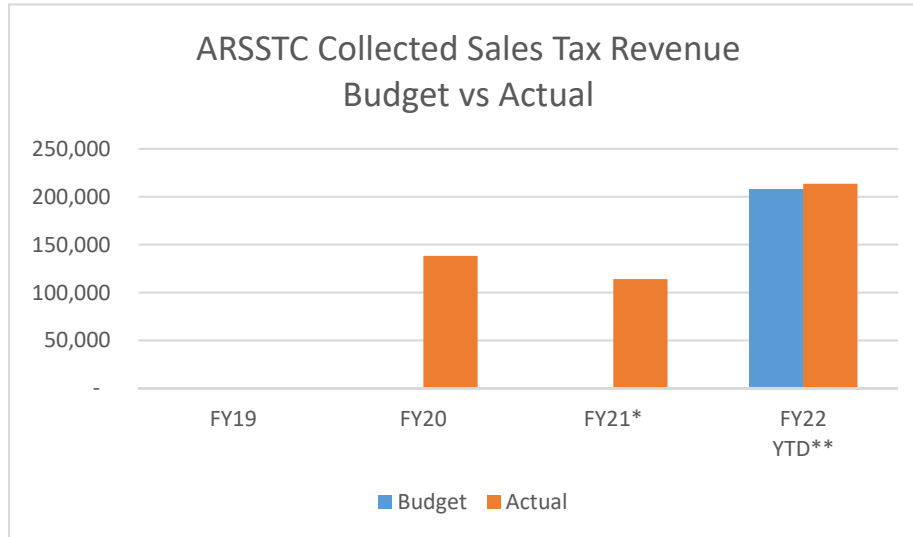
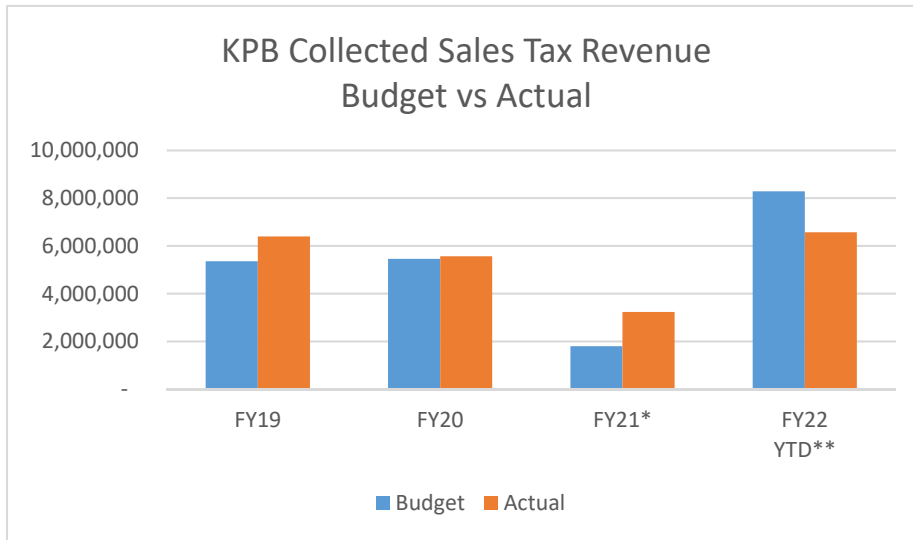
*FY22 YTD - represents sales tax revenue received July 2021 - April 2022

Attachment E

Sales Tax Revenue Budget vs Actual Comparison Presented May 17, 2022

KPB Sales Tax	FY19	FY20	FY21*	FY22 YTD**
Budget	5,355,237	5,455,285	1,793,487	8,285,547
Actual	6,394,988	5,563,349	3,229,665	6,567,664

ARSSTC Sales Tax	FY19	FY20	FY21*	FY22 YTD**
Budget	-	-	-	207,225
Actual	-	138,150	114,042	213,528



*FY21 illustrated truncated budget (January 2021 - June 2021)

**FY22 data is only for revenue posted July 2021 - April 2022



City of Homer

www.cityofhomer-ak.gov

Administration

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Memorandum

TO: Mayor and City Council
FROM: Jenny Carroll, Special Projects and Communications Coordinator
DATE: May 18, 2022
SUBJECT: Homer Tsunami Brochure

Attached is the final Homer Tsunami Brochure that incorporates Council's recommendation from the May 9, 2022 City Council meeting that the map show that the Homer Police Department is above the tsunami inundation zone, which it is.

The difference between the last brochure version and this one is a refinement of the evacuation line in the area near Heath and Lake Streets and the Sterling Highway so that it more closely follows the composite maximum inundation line, rather than the street network or property lines.

The purpose of the brochure is two-fold. The map side with its yellow evacuation line offers a clear but general guide to help users understand the extent of inundation zone in Homer. The evacuation line is based on the maximum tsunami inundation zone in the 2019 scientific report published by the State of Alaska Department of Natural Resources Division of Geological & Geophysical Surveys and conforms with the Tsunami Modelling and Mapping Guidelines and Best Practices published by the National Tsunami Hazard Mitigation Program. The back panel directs constituents and the interested public to more highly detailed local maps and tsunami safety information.

The next step is that Elena Suleimani and her team at the Alaska Earthquake Center will send the brochure to be printed in early June. We thank Elena Suleimani and her staff for collaborating with us on the brochure and the Alaska Division of Homeland Security and Emergency Management for securing the funding to produce this valuable resource available to our community.

Check Your Community Hazard

Knowing your risk before disaster hits could save your life. Explore the online tool at tsunami.alaska.edu to determine whether your house, workplace, or school is in the inundation/flood zone.

Historical Tsunamis

The 1964 magnitude 9.2 earthquake changed Homer's landscape: the Homer Spit dropped almost 6 feet due to subsidence from the earthquake combined with ground compaction from shaking. Afterwards, buildings and structures on the spit flooded during high tides. The earthquake caused a combination of tsunamis generated by the earthquake itself and by local underwater landslides.

Keeping Alaska Safe

Tsunami researchers use cutting-edge science to examine historical tsunamis and earthquakes, along with geologic records from prehistoric tsunamis, then generate possible worst-case scenarios. This information is visualized in maps showing potential flood zones to help communities create emergency plans.

Learn More about Tsunami Hazards in Homer

Emergency and disaster preparedness

City of Homer website

www.cityofhomer-ak.gov/emergency-information

beready@ci.homer.ak.us



City of Homer incident updates

www.cityofhomer-ak.gov

On Facebook

[@cityofhomerak](https://www.facebook.com/cityofhomerak)

[@homerakpolice](https://www.facebook.com/homerakpolice)

Full scientific community report and maps

<https://dggs.alaska.gov/pubs/id/30095>

Maritime guidance report

<http://hdl.handle.net/11122/10916>

Pedestrian travel times report

<http://hdl.handle.net/11122/10027>



Explore the online tool

tsunami.alaska.edu

Learn More about Tsunami Safety in Alaska

Preparing for tsunamis

Alaska Division of Homeland Security and Emergency Management

www.ready.alaska.gov



Tsunami warning information

National Tsunami Warning Center

www.tsunami.gov

National Tsunami Hazard Mitigation Program

nws.weather.gov/nthmp/

Know Your Tsunami Hazard in Homer



Big Waves in the Biggest State

In Alaska, tsunamis can strike within minutes of an earthquake. Tsunami awareness and safety are crucial to anyone who lives, works, or travels along Alaska's coast.

Earthquakes frequently rumble coastal Alaska. Just offshore, the Pacific Ocean plate scrapes under the continental plate of mainland Alaska, causing much of this activity. Many places along Alaska's rugged coast are poised for landslides above or below the ocean's surface. A major earthquake or landslide near the coast could generate a tsunami.

High-risk Areas

If the ground shakes for more than 20 seconds and it is difficult to stand, and/or the tsunami siren is heard, anyone within the tsunami hazard zone should move to higher ground or a tsunami shelter (see map).

Pay attention to unusual sounds and sights when on or near the ocean. Tsunami impacts are greatest near ocean beaches, low-lying coastal areas, and waterways such as harbors and estuaries. Always avoid these areas during tsunamis. A tsunami can be a series of waves that may last for hours, so wait for local authorities to announce when these areas are safe. In addition to wave action, tsunamis can stir up currents that threaten harbors, facilities, and boats.

To request brochures, contact 907-474-7320 or uaf-aec@alaska.edu

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Published in 2022

Tsunami hazard zone

Areas with dangerous eddies and whirlpools

Pedestrian evacuation requires half hour or more to reach safety (at 2 mph)

Probable locations of unstable sediment buildup that could cause underwater landslides

Evacuation line designated by the City of Homer

Assembly area and tsunami shelter designated by the City of Homer

Airport

Hospital

City Office

School

Fire Services



There have been several tsunami evacuations in recent years, but fortunately no tsunami damage. Evacuation decisions need to be made quickly, often before tsunami size is known. Any evacuation, even one that in hindsight may be deemed unnecessary, provides a real-life opportunity to practice and improve community response to tsunamis.

N
 W — + — E
 S

0 ————— 0.25 Mile

This area should shelter in place during a tsunami event

! Tsunami-generating landslide hazards exist at the mouth of Grewingk Creek across Kachemak Bay



1964: About 4 hours after the earthquake, tsunami waves from the rupture reached a maximum water height of approximately 20 feet.



1964: Within 5-10 minutes after the earthquake, local underwater slumping and landslides caused tsunamis 4 feet high that destroyed the small boat harbor and caused an area west of the Salty Dawg Saloon to collapse 10 feet.



1964: The entire Homer Spit subsided by almost 6 feet.

The tsunami hazard zone is based on the maximum tsunami inundation zone published in the scientific report (referenced in the "Learn More" section on the back). The report considered worst-case scenarios, but an actual tsunami may have different effects based on earthquake and landslide interactions. This map was developed according to Tsunami Modeling and Mapping: Guidelines and Best Practices published by the National Tsunami Hazard Mitigation Program. As such, the evacuation line follows transportation routes and property lines at or above the maximum inundation zone. Decisions to evacuate should be guided by the evacuation line designated by the City of Homer. Imagery from ESRI World Imagery.



Tsunami-generating landslide hazards exist at the mouth of Wosnesens River across Kachemak Bay

Homer Spit

0 ————— 0.5 Mile



May 4, 2022

City of Homer
Ken Castner
491 E Pioneer Ave
Homer, AK 99603-7624

Dear Ken,

Thank you to the City of Homer for the recent gift to Kachemak Heritage Land Trust! This generous gift in the amount of \$1,500 (ck.# 7365), was received on April 01, 2022 for grant # 22-72 through the Homer Foundation. As an investor in our organization, the City of Homer is our partner — helping us conserve treasured lands on the Kenai Peninsula for the future.

Kachemak Heritage Land Trust has been protecting places — open, wild, pristine places — in our state of Alaska for over 30 years. In these places, people have gathered, laughed, shared meals, made discoveries, learned about one another and preserved the incredible natural environment in which we are so lucky to live.

The funds from this grant will support KHLT's stewardship efforts. Funds will allow KHLT to purchase necessary supplies, equipment, and software to increase our capacity to care for land within the City of Homer's service area. KHLT is so grateful for our enduring and sustainable partnership with the City of Homer.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Marie".

Marie McCarty
Executive Director

thank you - these funds
mean a great deal to us :)

PLANNING COMMISSION ANNUAL CALENDAR
FOR THE 2022 MEETING SCHEDULE

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

Semi Annually: PW project update

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

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

From: [Renee Krause](#)
To: [Renee Krause](#)
Subject: FW: letter for Council, City Manager and others from Homer resident
Date: Thursday, May 19, 2022 11:03:02 AM
Importance: High

Please see the following correspondence/comments from Miranda Weiss regarding the following:

Plan and Construct Sidewalks and Traffic Calming Measures as Fairview Gets Developed
Update the Non-Motorized Trail Plan
Establish Mechanisms to Dedicate Time and Funding to Implement the Plan Every Year
Require Developers to Build Sidewalks and Traffic-Calming Measures and Establish Greenspace
Implement Visionary Planning

Renee Krause, MMC
Deputy City Clerk II
ADA Coordinator

From: Miranda Weiss <mirandaweiss@gmail.com>
Sent: Thursday, May 19, 2022 10:47 AM
To: Renee Krause <RKrause@ci.homer.ak.us>
Subject: letter for Council, City Manager and others from Homer resident

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

Renee,

I see that Melissa is out of town.

Can you please forward this letter to the City Manager, City Council, Mayor, Public Works Director Keiser, Planning Department, and Planning Commission?

Thank you,
Miranda Weiss

City Manager Rob Dumouchel
Mayor Ken Castner
City Council
Public Works Director Jan Keiser
Planning Department
Planning Commission
City of Homer
491 E. Pioneer Avenue

Homer, AK 99603

May 19, 2022

Dear City Manager Dumouchel, City Council, Mr. Mayor, Public Works Director Keiser, Planning Department, and Planning Commission,

I am a resident of the City of Homer and am writing to urge you to construct a wide sidewalk and install traffic calming measures along Fairview Avenue as construction occurs to connect this street to Eric Lane.

I am a property owner and live at the west end of Fairview Avenue. When we bought our house a little more than a dozen years ago, Reber Trail did not exist. The west end of Fairview was a quiet, undeveloped, tree-cloaked dead end that was a popular place for people to speed their cars, park, drink alcohol, do drugs, and throw trash out their car windows. I know this because my family and I walked it often and each spring, would conduct our own unofficial cleanup of the area. Beer cans, condoms, needles...you can imagine the kind of stuff that we picked up.

When the City constructed Reber Trail, everything changed. Neighborhood residents started walking, jogging, walking their dogs, and riding bikes down the road to the trail. Hikers, school and daycare groups, and others would come from other parts of the community to park at the end of West Fairview with the purpose of walking the trail and enjoying the surroundings. There was no longer the privacy and lawlessness of the early days, as there were more walkers on the road and trail. The bad kind of traffic just went away, and there was less litter to pick up each spring.

This is just one success story of a City investment in non-motorized transport infrastructure. The ripple effects have been huge. I haven't even discussed the connection that the trail provides to West Hill and Diamond Ridge neighborhoods. We see kids riding their bikes from those neighborhoods to get to schools in town, as well as hikers and joggers using the trail as part of larger loops that take them to trails in other parts of the community.

I understand that the City is currently working on sidewalks. I applaud this effort and want to pass on my recommendations:

Plan and Construct Sidewalks and Traffic Calming Measures as Fairview Gets Developed

Neighborhood streets should not be high-speed thoroughfares. This is especially true for Fairview. West Fairview has a high density of residential development and it is an important neighborhood street: a critical route to school (West Homer, Homer Middle, and the High

School) for many kids; a route that many walkers, bikers, and others take to get to Homer's largest public park—Karen Hornaday; a popular destination that walkers, hikers, and others take to access Reber Trail; an easy walking route from scores of houses and multi-unit housing to Homer's medical corridor as well as to churches and the Pratt Museum; and a walking route to Pioneer Avenue businesses. But if Fairview is built as a wide, mostly straight street, it will become a high-speed thoroughfare, even if the stated speed limit is 25 miles per hour. Road design (and not just speed limit or flashing speed signs) must purposely slow traffic to impede high speed travel and allow for the other uses of this street (walking/biking to school, etc.).

Likewise, a safe, full-curbed or separated sidewalk is needed to accommodate the many non-motorized users of Fairview. The City should not wait until road construction is complete before implementing this infrastructure. It is more cost efficient and less disruptive to put in all road and sidewalk/trail improvements at the same time.

Update the Non-Motorized Trail Plan

The current plan was created in 2004 and set to expire in 2024. It is wildly out of date, and does not take into consideration the huge growth in residential development that has taken place over the last decade nor innovations developed by other communities that Homer can learn from. The plan should focus on issues including bike access, walkable downtown, trail and sidewalk connections, routes to school, road design to support non-motorized use, traffic calming, etc.

Establish Mechanisms to Dedicate Time and Funding to Implement the Plan Every Year

Plans aren't worth anything if they aren't implemented. And implementation, of course, costs money and time. The City must have the mechanisms in place to dedicate both funding and time to implement the Non-Motorized Plan every year.

Require Developers to Build Sidewalks and Traffic-Calming Measures and Establish Greenspace

We recently set out to subdivide eight acres along West Fairview, and ended up creating five new lots near the bottom of Reber Trail. At no time during the process did the City ever approach us and explain any public regulations, goals, or values that we should take into consideration as we designed lot shapes and sizes and hired companies to install services. Nothing about sidewalks, trails, greenspace, density—it was left up to us to make all of the decisions. Upon reflection, that seems absurd. Private entities should not be allowed to develop parts of the community without keeping in mind community values and vision—not to mention regulations. We proactively sought out the City to discuss a trail easement through our property to connect to Reber Trail, and we look forward to working with the City on this.

Implement Visionary Planning

As far as I can tell, most of the work of the Planning Commission and the Planning Department

is responding to proposals from private entities. This is not planning and it is a missed opportunity. Planning is forward-looking. It means deciding as a community what we want to see, and then implementing that plan and vision. The planning department needs the capacity and capability for REAL planning, especially as Homer rapidly grows and changes, and we see increased traffic and development and also an increased desire for the kinds of things we all want in our community: safe ways for kids to walk to school, sidewalks accessible to everyone, safe transport for bicycles, walkable routes to businesses, trail connections, green spaces, and quiet and safe residential streets. Homer is facing the kinds of tough issues that communities across the county have faced. Don't reinvent the wheel. Seek out the expertise of others as we move ahead to make the vision for our community come to life. Some resources below.

Thank you for considering this letter. Please feel free to contact me at mirandaweiss@gmail.com.

Best wishes,

A handwritten signature in blue ink that reads "Mir Weiss".

Miranda Weiss

<https://www.strongtowns.org/>

This organization has addressed many of the issues Homer is facing, from short-term rentals to non-motorized transport.

<https://www.strongtowns.org/journal/2017/11/22/a-system-of-safe-human-centered-streets>

This is an interesting article about how street/road design can support or hinder non-motorized transport and other uses.

<https://naturalwalkingcities.com/resources-walking-cities/>

More on walkable cities.

<http://www.townofwinthrop.com/>

This tourism town in eastern Washington is figuring out ways to deal with issues around short-term rentals.

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Miranda Weiss
P.O. Box 1498, Homer, AK 99603
907-299-5550
mirandaweiss@gmail.com
www.mirandaweiss.com

[*Northern Lights*](#) column at The American Scholar

Author of [*Tide, Feather, Snow: A Life in Alaska*](#)
Pacific Northwest Booksellers Association Bestseller

"A skilled and poetic witness to a place undergoing incessant change."
—Anthony Doerr, Pulitzer Prize-winning author of *Cloud Cuckoo Land*

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