



## **Homer City Hall**

491 E. Pioneer Avenue

Homer, Alaska 99603

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

# **City of Homer Agenda**

**Planning Commission Regular Meeting**

**Wednesday, January 6, 2021 at 6:30 PM**

**Council Chambers via Zoom Webinar**

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

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

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

## **AGENDA APPROVAL**

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

## **RECONSIDERATION**

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

- A. Planning Commission Regular Meeting Minutes of December 2, 2020 **p. 3**

## **PRESENTATIONS / VISITORS**

- A. Main Street Sidewalk Project, Janette Keiser, PE, Director of Public Works/Acting City Engineer **p. 47**

## **REPORTS**

- A. Staff Report 21-1, City Planner's Report **p. 7**

## **PUBLIC HEARINGS**

- A. Staff Report 21-2, Conditional Use Permit (CUP) 21-01, for more than one building containing a permitted principal use at 1308 Lakeshore Dr. **p. 9**

## **PLAT CONSIDERATION**

## **PENDING BUSINESS**

## **NEW BUSINESS**

- A. Staff Report 21-3, Main Street Sidewalk Project **p. 47**

## **INFORMATIONAL MATERIALS**

- A. City Manager's Report for December 14, 2020 City Council Meeting **p. 49**
- B. Letter from Jason Pinsky Dated Dec. 28, 2020 Re: Coal Burning **p. 59**

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

## **COMMENTS OF THE STAFF**

## **COMMENTS OF THE COMMISSION**

## **ADJOURNMENT**

Next Regular Meeting is Wednesday, January 20<sup>th</sup>, 2021 at 6:30 p.m. All meetings scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission

Session 20-16, a Regular Meeting of the Planning Commission was called to order by Vice Chair Petska-Rubalcava at 6:30 p.m. on December 2, 2020 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar. One seat vacant due to resignation.

PRESENT: COMMISSIONERS HIGHLAND, PETSKA-RUBALCAVA, BARNWELL, VENUTI AND BENTZ

ABSENT: COMMISSIONER SMITH (EXCUSED)

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY PLANNER ENGBRETSSEN  
DEPUTY CITY CLERK KRAUSE

The Planning Commission met for a worksession at 5:30 p.m. prior to the regular meeting for a presentation and discussion facilitated by Staff and Coowe Walker, Manager and Ecologist with the Kachemak Bay Research Reserve entitled Beneath the Surface: Groundwater and Peat. This covered how water under and on the surface travels.

### **APPROVAL OF THE AGENDA**

Vice Chair Petska-Rubalcava requested a motion to approve the agenda.

VENUTI/HIGHLAND – MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

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

### **RECONSIDERATION**

### **ADOPTION OF CONSENT AGENDA**

A. Minutes of the November 4, 2020 Planning Commission Regular Meeting

Vice Chair Petska-Rubalcava requested a motion to approve the consent agenda as presented.

VENUTI/HIGHLAND – MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **VISITORS/PRESENTATIONS**

### **REPORTS**

#### **A. Staff Report 20-72, City Planner's Report**

City Planner Abboud provided a summary review of Staff Report 20-72 for the Commission. He noted the following point:

- Public Works searching for a new campus and the Planning Commission should have input on selection and project

A brief discussion ensued between City Planner Abboud and Commissioners on the location selection for the proposed new Public Works Facility in context with the various components and considerations are going to be used in the location selection process.

## **PUBLIC HEARING(S)**

## **PLAT CONSIDERATION**

## **PENDING BUSINESS**

#### **A. Staff Report 20-73 Revisions to the Community Design Manual**

Vice Chair Petska-Rubalcava introduced the item by reading of the title.

Deputy City Planner Engebretsen provided a summary of Staff Report 20-73 noting her recommendations and requested input from the Commission.

Further discussion between staff and the commission ensued on the following:

- Loosening the language on lines 193 to 194 to encourage building towards the front of the parcel
- What is the definition of significant vegetation to provide some clarification for developers in relation to Lines 272 to 274
  - The reference is related to removal and topping trees
  - This only applies to specific permits that come before the Commission
  - Focuses only on architectural and landscaping, esthetics
  - Current and past requirements and effects on the existing vegetation
  - Native vegetation over time is not size appropriate for the lot or aesthetically appealing
  - This language came from the Vancouver WA CDM which is not relevant to Homer



- Removing the language would not provide a better document since they do not want a developer to just clear every lot and then installing inappropriate landscape materials
- Providing alternative landscape materials that developers can use if existing vegetation must be removed
- Wayfinding Plan is in the process will contain a list of preferred plants to be used
- Most recent projects – Aspen Hotel and Police Station present the best scenarios of landscaping design and plant use as examples
- Environmental impacts and mitigations that can be addressed by landscaping
- Lines 350 to 352 only applies when a project requires a conditional use permit and having this in the CDM does not prevent someone from clearing a lot.
- Fencing recommendations from Commissioner Richardson with the EDC are appreciated and provided some good pricing information.
  - It was interesting the opinions on a subject depending on which Advisory Body was viewing the requirements was noted.

## **NEW BUSINESS**

## **INFORMATIONAL MATERIALS**

- A. City Manager's Report for the November 9 and November 23, 2020 City Council Meetings
- B. HPC Memorandum to Homer City Council re: Building Height in the Medical District

Vice Chair Petska-Rubalcava noted the information contained in the City Manager's reports provided and asked for any questions or comments from the Commission.

There was a brief discussion on the de-escalation training and the memorandum to Council and their response.

## **COMMENTS OF THE AUDIENCE**

## **COMMENTS OF THE STAFF**

City Planner Abboud commented on the city moving into Red Status and that the Clerk's Office was working with one Clerk in office and the Planning Department has moved to two staff members in office and if needed they could move to one person but he believed it would have too great an effect on the efficiency of their department. Staff will keep working on the tasks at hand and we will see how things develop over the next 6 weeks or so. Looking forward to getting the permitting software and such.

Deputy City Planner Engebretsen commented it was a good meeting and appreciated the comments and will plan to have a presentation for the next meeting so it will not be as tedious.

Deputy City Clerk Krause commented that she thought the worksession content was very informative and interesting and noted that she found the discussion very interesting regarding the landscaping requirements and recommendations since she owned and operated a lawn and landscape installation company for 14 years in Florida. She complimented Vice Chair Petska-Rubalcava on conducting a great meeting.

### **COMMENTS OF THE COMMISSION**

Commissioner Venuti complimented deputy City Planner Engebretsen and Vice Chair Petska-Rubalcava on doing a great job. He noted that this was the last meeting of the year before the holidays and wished everyone a happy, safe and healthy Christmas.

Commissioner Highland wished everyone a Happy New Year.

Commissioner Barnwell complimented Vice Chair Petska-Rubalcava on a great job and wished everyone Happy Holidays. He commented it was a good amendment to the CDM on Lines 243 to 250 to stress the usefulness of plants versus the aesthetics and expressed his desire that the Planning Commission has some input on the Public Works Facility project.

Commissioner Bentz commented that the meeting was great and it's exciting to see applications of research and monitoring being useful to local government, appreciated the contributions from the various individuals in the community and believes it makes them more resilient. She also commented on the benefit of having worksessions and suggested having the CDM revisions as a worksession, that it may assist in getting through it more efficiently.

Vice Chair Petska-Rubalcava thanked everyone and their patience and wished everyone a Merry Christmas and Happy New Year and to stay safe and healthy.

### **ADJOURN**

There being no further business to come before the Commission, the meeting adjourned at 7:35 p.m. The next Regular Meeting is scheduled for Wednesday, January 6, 2021 at 6:30 p.m. A worksession is scheduled at 5:30 p.m. All meetings are scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska

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RENEE KRAUSE, MMC, DEPUTY CITY CLERK

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



# City of Homer

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## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

TO: Homer Planning Commission  
FROM: Rick Abboud, AICP, City Planner  
DATE: January 6, 2021  
SUBJECT: Staff Report 21-01 City Planner's Report

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City Council

12.14.20

Memorandum 20-204 from Councilmember Venuti Re: Moving Forward on the Wayfinding Streetscape Capital Project in 2021. Recommend approval.

Commission meeting schedule was approved

Resolution 20-129, A Resolution of the City Council of Homer, Alaska Extending the City of Homer Disaster Emergency Declaration to March 9, 2021 due to Current and Expected Impacts of the COVID-19 Novel Coronavirus Pandemic. Mayor. Recommend adoption.

Resolution 20-133(S), A Resolution of the City Council of Homer, Alaska **Authorizing the City Manager to Waive Unpaid Utility Assessments as part of the Sale** ~~Expressing Intent to Participate in the Purchase of Kenai Peninsula Borough Parcel Number 17936032, T06S R13W SEC 22 Seward Meridian HM 2017050 Hodnik Subdivision Lot 4, by Kachemak Bay Moose Habitat, Inc.~~ **with the Understanding that in the Unlikely Case of the Property being Transferred out of Conservation Protection, the City Will Reinstate the Assessments to the Subsequent Owner** ~~and Directing the City Manager to Negotiate the City's Financial Contribution and Assure the Binding Public Purpose Conditions are met.~~ Mayor/Aderhold

Ordinance 20-90, An Ordinance of the City Council of Homer, Alaska Accepting and Appropriating a Donation from Friends of Woodard Creek in Karen Hornaday Park in the Amount of \$7,025 for Woodard Creek Nature Trail Maintenance and Improvements in Karen Hornaday Park. City Manager. Introduction November 23, 2020 Public Hearing and Second Reading December 14, 2020

One person testified.

ADOPTED with discussion.

Resolution 20-135, A Resolution of the City Council of Homer, Alaska Approving the Lease Assignment Originally held by Harbor Leasing LLC and Assumed by Alaska Growth Capital BIDCO, Inc. to Salmon Sisters Holding LLC and Authorizing the City Manager to Negotiate and Execute the Appropriate Documents for a 20 Year Lease with Options for two Consecutive Five Year Renewals for Lot 12C, Port Industrial Subdivision No. 4, Plat 99-43. City Manager.  
ADOPTED with discussion. UC

### **Operations**

We continue to work in a 'code red' scenario which generally means that we do not have the building open and a keeping it top two in the Planning Office at a time. We continue to do more consulting electronically. We have several projects going including completion of filing anything that was not completed earlier in the year, database transfer for permitting, attempt at a year-end round-up of as-builts, and reporting to FEMA regarding our participation in the Community Ratings System (CRS).

Commissioner reports to the Council

1/11 \_\_\_\_\_  
1/25 \_\_\_\_\_  
2/8 \_\_\_\_\_  
2/22 \_\_\_\_\_



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## Planning

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### Staff Report 21-02

TO: Homer Planning Commission  
FROM: Rick Abboud, City Planner, AICP  
DATE: January 6, 2021  
SUBJECT: Conditional Use Permit (CUP) 21-01

**Synopsis** The applicant proposes to construct a hangar and 3 cabins in addition to 2 existing cabins found on the site. A Conditional Use Permit (CUP) is required per HCC 21.21.030(j), more than one building containing a permitted principle use on a lot.

Applicant: Forest and Stephanie Greer/Homer Sea Plane Base LLC  
41390 Ptarmigan Heights Dr.  
Homer AK 99603

Location: 1308 Lakeshore Dr.

Legal Description: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 2007055 BAY VIEW SUB  
TULIN ADDN LOT 91A

Parcel ID: 17918132

Size of Existing Lot: 1.02 Acres

Zoning Designation: General Commercial 1 District

Existing Land Use: Float Plane docks and cabins

Surrounding Land Use: North: Beluga Lake  
South: Commercial/dwelling  
East: Lodging/dock  
West: Lodging/dock

Comprehensive Plan: *GOAL 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions. Implementation Strategies. 4. Commercial districts – encourage residential uses, while recognizing the primacy of commercial and/or industrial uses.*

Wetland Status: Wetlands may be present – Applicant will need Army Corp approval

Flood Plain Status: Flood plain standards will require review of improvements  
closest to the lake.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities service the site.

**Public Notice:** Notice was sent to 38 property owners of 26 parcels as shown on the KPB tax assessor rolls.

**ANALYSIS:** The applicant is proposing to add two dwellings and a hanger with storage space while keeping two dwellings onsite for a total of five bedrooms onsite to compose a rooming house.

**Parking:** The rooming house may only require 3 parking spaces, but in consideration of all the activities associated with the two floatplane docks and hangar, I believe that at least nine spaces should be provided. The site plan displays 9 spaces and more area is available if more parking was needed.

**Density:** With a lot of over an acre, the proposed dwellings do not approach any type of regulatory floor area ratio that would be encountered in any multi-family standard within the city. The site has an existing impervious coverage of 13,770 square feet. The applicant proposes to add 8,844 square feet for a total of 22,614 square feet. This reaches the threshold for the production of a Development Activity Plan for construction, but does not trigger a storm water plan.

**Zoning requirements:** Zoning requirements are found in code as it applies to all development requiring a zoning permit, any special conditions of a CUP regarding these requirements is a redundancy and not necessary. This proposal will need to comply with any Fire Marshal standards, Corp of Engineers requirements, and flood plain regulations.

**Float Plane Docks:** The State of Alaska owns much of the lake and the US Army Corp of Engineers may grant approval of any improvements to the facilities.

**RV pad:** The applicant states that they propose to create a pad with water and sewer connections for RV use. This is an item that Commission is unable to grant permission with a CUP. RV's are allowed outright in the district as long as it pertains to sales, rental, service, and repair. RV's parks (more than one RV) may be allowed with a CUP. We have code that allows an RV to be used as an accommodation for a business owner or employee in the Marine Commercial and Industrial Districts. Other standards exist which set rules for which one could utilize an RV in residential districts. No such standards exist for the allowance of a single RV outside of the options listed above.

I find no issue with providing RV parking on-site for which no standards exist. According to rules of code construction, no allowance for occupying a single RV in the GC1 is available. This is a subject that could be taken up by the commission for consideration of a future code

amendment. Until it is approved in code, it is unlawful to occupy an RV outside of an RV park in the GC1 District. This CUP cannot provide approval for using an RV for accommodations.

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

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

**Analysis:** A Conditional Use Permit (CUP) is required per HCC 21.24.030(ii), Rooming house; and 21.21.030(j) More than one building containing a permitted principle use on a lot. Permitted uses include 21.24.020(a), Air Charter and Floatplane tie-up facility; c. Dwelling units located in buildings primarily devoted to business uses;

**Finding 1:** The applicable code authorizes each use and structure.

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

**21.24.010 Purpose.**

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

**Applicant:** The proposed structures align with the purpose of the GC1 District as the primary intention of the structures are to support the Homer Sea Plane business by providing lodging to clients and employees.

**Analysis:** This development proposal lies on Beluga Lake. Beluga Lake represents a transportation center as it supports float plane operations. Pilots will be able to fly into Beluga Lake, and stay at the rooming house. The structures and uses are permitted within the GC1 District.

**Finding 2:** The proposal supports uses and structures compatible with the GC1 District.

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

**Applicant:** The proposed project will increase property values by improving the aesthetic of the neighborhood and promoting business.

**Analysis:** Many uses in the GC1 district have greater negative impacts than would be realized from long or short-term rentals. Pipelines, mobile home parks, storage of heavy equipment, and auto fueling stations would have a greater impact on nearby property values.

**Finding 3:** The addition of a hanger and creating a rooming house by adding two dwellings is not expected to negatively impact the adjoining properties greater than other permitted or conditional uses.

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

**Applicant:** There is an existing RV park with lodging across the street, and both neighboring lots provide lodging to seasonal guests.

**Analysis:** Surrounding uses include commercial businesses, a floatplane lake with docks, and other floatplane operations with lodging in multiple structures. Beluga Lake has a history of supporting floatplane operations with on-site lodging for many decades.

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

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

**Analysis:** The neighborhood has a full accompaniment of utility and public services available.

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

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

**Applicant:** The development will utilize the property in a way that maintains the natural landscape with minimal impact. There will be minimal increase in the generation of traffic and it will not negatively affect the surrounding streets and roads.

**Analysis:** Desirable neighborhood character could be described by a portion of the Purpose statement for the district, which includes providing business locations in



proximity to transportation centers that may require larger land areas. This development is very similar to approved structures and uses found adjacent to the proposal.

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

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

**Analysis:** Lodging is supported in most commercial districts in the city that are well served with infrastructure. The location of the project is well equipped with utilities, access to emergency services, and access to adequate transportation routes.

**Finding 7:** The proposal is not unduly detrimental to the health, safety or welfare of the surrounding area or the city as a whole.

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

**Analysis:** The proposal does not seek the relaxation of any regulation. An approved CUP and subsequent zoning permit will allow compliance with the title for use.

**Finding 8:** Successful completion of the permitting process will allow the project to comply with applicable regulations and conditions.

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

**Applicant:** This project relates to the goals of the Comprehensive Plan by encouraging infill and the construction of high quality buildings.

**Analysis:** Goals of the Land Use Chapter of the Homer Comprehensive Plan include: GOAL 1: Guide Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill ... and Objective A: Continue to accommodate and support commercial, residential and other land uses, consistent with the policies of this plan.

**Finding 9:** No evidence has been found that the proposal is contrary to the applicable land use goals and objectives of the Comprehensive Plan.

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

**Analysis:** The outdoor lighting section of the CDM is applicable with the GC1 District lying south of Beluga Lake.

**Finding 10:** The project shall comply with the outdoor lighting section of the CDM

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

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

- 1. Special yards and spaces:** No specific conditions deemed necessary
- 2. Fences and walls:** No specific conditions deemed necessary
- 3. Surfacing of parking areas:** No specific conditions deemed necessary.
- 4. Street and road dedications and improvements:** No specific conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress:** No specific conditions deemed necessary.
- 6. Special provisions on signs:** No specific conditions deemed necessary.
- 7. Landscaping:** No specific conditions deemed necessary.
- 8. Maintenance of the grounds, building, or structures:** No specific conditions deemed necessary.
- 9. Control of noise, vibration, odors or other similar nuisances:** No specific conditions deemed necessary.
- 10. Limitation of time for certain activities:** No specific conditions deemed necessary.
- 11. A time period within which the proposed use shall be developed:** No specific conditions deemed necessary.
- 12. A limit on total duration of use:** No specific conditions deemed necessary.
- 13. More stringent dimensional requirements,** such as lot area or dimensions, setbacks, and building height limitations. Dimensional requirements may be made more lenient by conditional use permit only when such relaxation is authorized by other provisions of the zoning code. Dimensional requirements may not be altered by conditional use permit when and to the extent other provisions of the zoning code expressly prohibit such alterations by conditional use permit.
- 14. Other conditions necessary** to protect the interests of the community and surrounding area, or to protect the health, safety, or welfare of persons residing or working in the vicinity of the subject lot.

**PUBLIC WORKS COMMENTS:** Please advise the property owner that they will need to work with ADEC for a “Community Sewer” Design.

**FIRE DEPARTMENT COMMENTS:** None

**PUBLIC COMMENTS:** None

**STAFF COMMENTS/RECOMMENDATIONS:** Planning Commission approve CUP 2021-01 with findings 1-10 and the following condition(s).

**Condition 1:** Occupancy of an RV is not permitted.

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

### **Attachments**

Application

Existing Building Photos

Public Notice

Aerial Photograph





# City of Homer

www.cityofhomer-ak.gov

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

### Applicant

Name: Forrest and Stephanie Greer Telephone No.: 1(612)644-8936

Address: \_\_\_\_\_ Email: \_\_\_\_\_

### Property Owner (if different than the applicant):

Homer Seaplan Base, LLC

Name: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Address: 41390 PTARMIGAN HEIGHTS DR Email: homerseaplanebase@gmail.com  
HOMER, AK 99603

### PROPERTY INFORMATION:

Address: 1308 Lakeshore Dr. Lot Size: 1.02 acres KPB Tax ID # 17918132

Legal Description of Property: T 6S R 13W SEC 21 SEWARD MERIDIAN HM 2007055 BAY  
VIEW SUB TULIN ADDN LOT 91A

For staff use:

Date: \_\_\_\_\_ Fee submittal: Amount \_\_\_\_\_

Received by: \_\_\_\_\_ Date application accepted as complete \_\_\_\_\_

Planning Commission Public Hearing Date: \_\_\_\_\_

### Conditional Use Permit Application Requirements:

1. A Site Plan
2. Right of Way Access Plan
3. Parking Plan
4. A map showing neighboring lots and a narrative description of the existing uses of all neighboring lots. (Planning can provide a blank map for you to fill in).
5. Completed Application Form
6. Payment of application fee (nonrefundable)
7. Any other information required by code or staff, to review your project

### Circle Your Zoning District

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

**Circle applicable permits. Planning staff will be glad to assist with these questions.**

Y/☒N Are you building or remodeling a commercial structure, or multifamily building with more than 3 apartments? If yes, Fire Marshal Certification is required. Status: \_\_\_\_\_

Y/☒N Will your development trigger a Development Activity Plan?  
Application Status: \_\_\_\_\_

Y/☒N Will your development trigger a Storm water Plan?  
Application Status: \_\_\_\_\_

☒Y/N Does your site contain wetlands? If yes, Army Corps of Engineers Wetlands Permit is required. Application Status: **IN CONVERSATION WITH USACOE**

☒Y/N Is your development in a floodplain? If yes, a Flood Development Permit is required.

Y/☒N Does your project trigger a Community Design Manual review?  
If yes, complete the design review application form. The Community Design Manual is online at: <http://www.ci.homer.ak.us/documentsandforms>

Y/☒N Do you need a traffic impact analysis?

Y/☒N Are there any nonconforming uses or structures on the property?

Y/☒N Have they been formally accepted by the Homer Advisory Planning Commission?

☒Y/N Do you have a state or city driveway permit? Status: **ACTIVE CITY DRIVEWAY PERMIT**

☒Y/N Do you have active City water and sewer permits? Status: **ACTIVE**

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

Currently the property contains two separate single bedroom houses with an office space for the seaplane business that operates off of Beluga Lake. The approximate square footage of the houses are 542 and 780 square feet not including the decks and walkways. In addition there are two float plane docks located off of the property into Beluga Lake. The existing office is approximately 450 sq ft and will be removed during the new construction.

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

The proposed use of the property is to build 3 new buildings. One the new buildings will be a single bedroom rental cabin with a loft. The existing office will be removed and replaced with a floatplane tie down hangar with attached storage building. The third building will be a 1-1/2 story 2 bedroom cabin. In addition, one gravel RV pad with water and sewer hookups will be installed. The existing houses will remain in their same location and condition. The total number of bedrooms on this property is 5 bedrooms to be used as rooming houses

The exterior packages of the 1 bedroom cabin and the 2 bedroom cabin will consist of lap siding in earth tones. The hangar/ apartment will have metal siding. The roofs will most likely be metal to match the existing buildings. All lighting will be downward directional and conform to the lighting standards of HCC 21.59.030.

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

Under 21.24.020 (a) Air Charter and Floatplane tie-up facility  
Under 21.24.020 (ii) Rooming house and bed and breakfast  
Under 21.21.030 (J) for more than one building containing a permitted principal use on a lot by (CUP)

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

The proposed structures align with the purpose of the GC1 District as the primary intention of the structures are to support the Homer Sea Plane business by providing lodging to clients and employees.

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

The proposed project will increase property values by improving the aesthetic of the neighborhood and promoting business.

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

There is an existing RV park with lodging across the street, and both neighboring lots provide lodging to seasonal guests.

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

Yes

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

The development will utilize the property in a way that maintains the natural landscape with minimal impact. There will be minimal increase in the generation of traffic and it will not negatively affect the surrounding streets and roads.

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

No.

- h. How does your project relate to the goals of the Comprehensive Plan?

The Comprehensive Plan are online,

This project relates to the goals of the Comprehensive Plan by encouraging infill and the construction of high quality buildings.

- i. The Planning Commission may require you to make some special improvements. Are you planning on doing any of the following, or do you have suggestions on special improvements you would be willing to make? (**circle each answer**)

1. Y/☒N Special yards and spaces.
2. ☒Y/N Fences, walls and screening.
3. Y/☒N Surfacing of parking areas.
4. Y/☒N Street and road dedications and improvements (or bonds).
5. Y/☒N Control of points of vehicular ingress & egress.
6. Y/☒N Special provisions on signs.
7. ☒Y/N Landscaping.
8. ☒Y/N Maintenance of the grounds, buildings, or structures.

9. ☒ Y ☐ N Control of noise, vibration, odors, lighting, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.
10. ☒ Y ☐ N Time for certain activities.
11. ☒ Y ☐ N A time period within which the proposed use shall be developed.
12. ☒ Y ☐ N A limit on total duration of use.
13. ☒ Y ☐ N Special dimensional requirements such as lot area, setbacks, building height.
14. ☒ Y ☐ N Other conditions deemed necessary to protect the interest of the community.

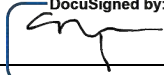
## PARKING

1. How many parking spaces are required for your development? 9  
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). \_\_\_\_\_
2. How many spaces are shown on your parking plan? 9
3. Are you requesting any reductions? No

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

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

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

Applicant signature:  DocuSigned by:  
476D7F5B61DE4FD... Date: 12/16/2020

Property Owner's signature:  DocuSigned by:  
476D7F5B61DE4FD... Date: 12/16/2020




# SWIFT WATER DESIGN, LLC

## VICINITY MAP



APPLICANT:  
HOMER SEAPLANE BASE, LLC  
1308 LAKESHORE DR.  
HOMER, AK 99603  
(T 6S R 13W SEC 21 SEWARD MERIDIAN HM  
2007055 BAY VIEW SUB TULIN ADDN LOT 91A)  
PARCEL ID: 17918132  
LOT AREA: 1.02 AC

DocuSigned by:  
  
476D7F5B61DE4FD...

# SWIFT WATER DESIGN, LLC



**NEIGHBORING LOTS**



APPLICANT:  
HOMER SEAPLANE BASE, LLC  
1308 LAKE SHORE DR.  
HOMER, AK 99603  
(T 6S R 13W SEC 21 SEWARD MERIDIAN HM  
2007055 BAY VIEW SUB TULIN ADDN LOT 91A)  
PARCEL ID: 17918132  
LOT AREA: 1.02 AC

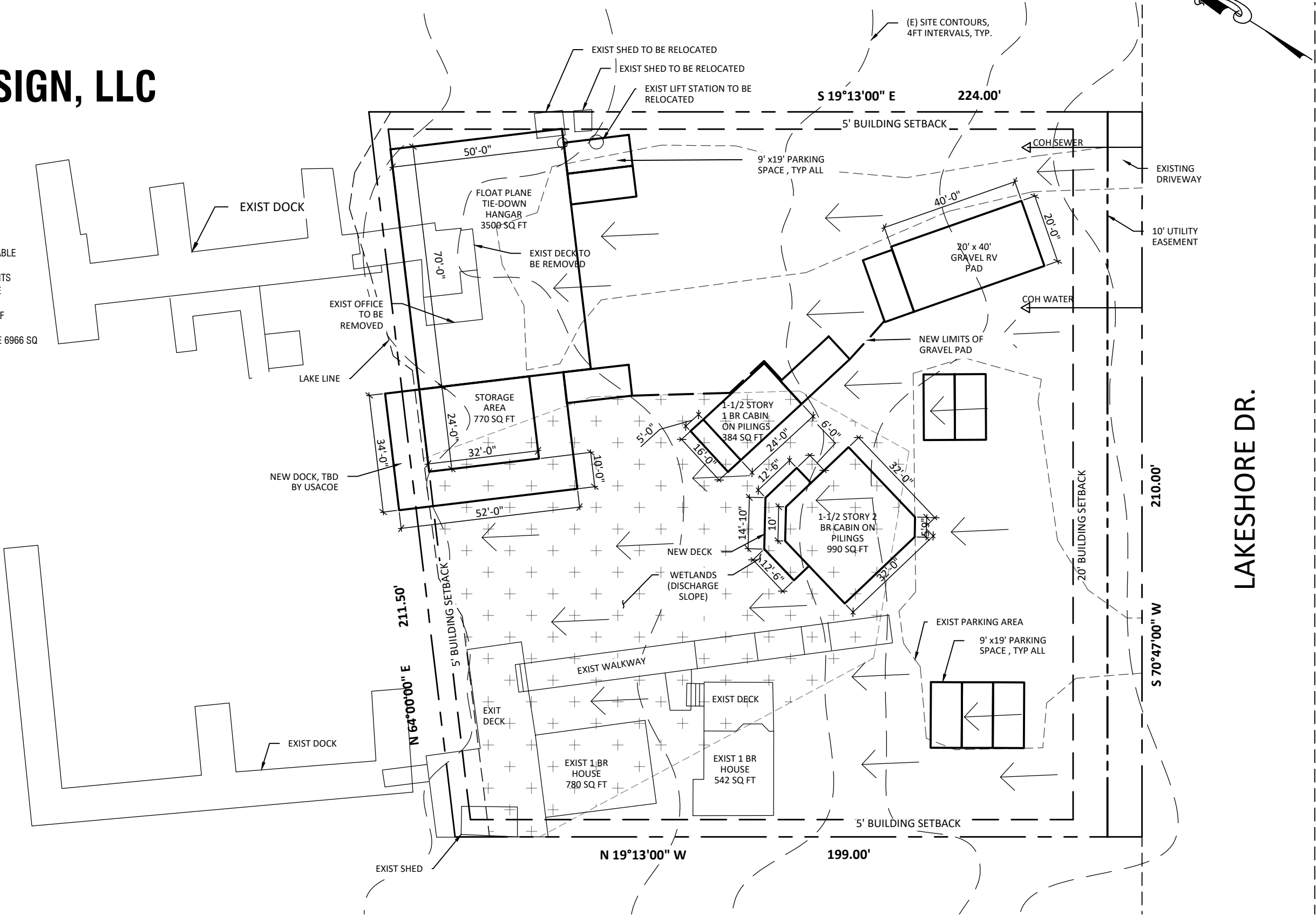
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LOT AREA: 1.02 AC

**NOTES:**

- 1. PLAN IS BASED ON INFORMATION AVAILABLE
- 2. ALL DIMENSIONS ARE IN FT
- 3. CONTOURS ARE DRAWN AT 4' INCREMENTS
- 4. THE DESIGNATED WETLANDS ARE SLOPE DISCHARGE
- 5. THERE IS APPROXIMATELY 1600 SQ FT OF EXISTING BUILDING
- 6. TOTAL NEW AREA OF BUILDINGS WILL BE 6966 SQ FT.

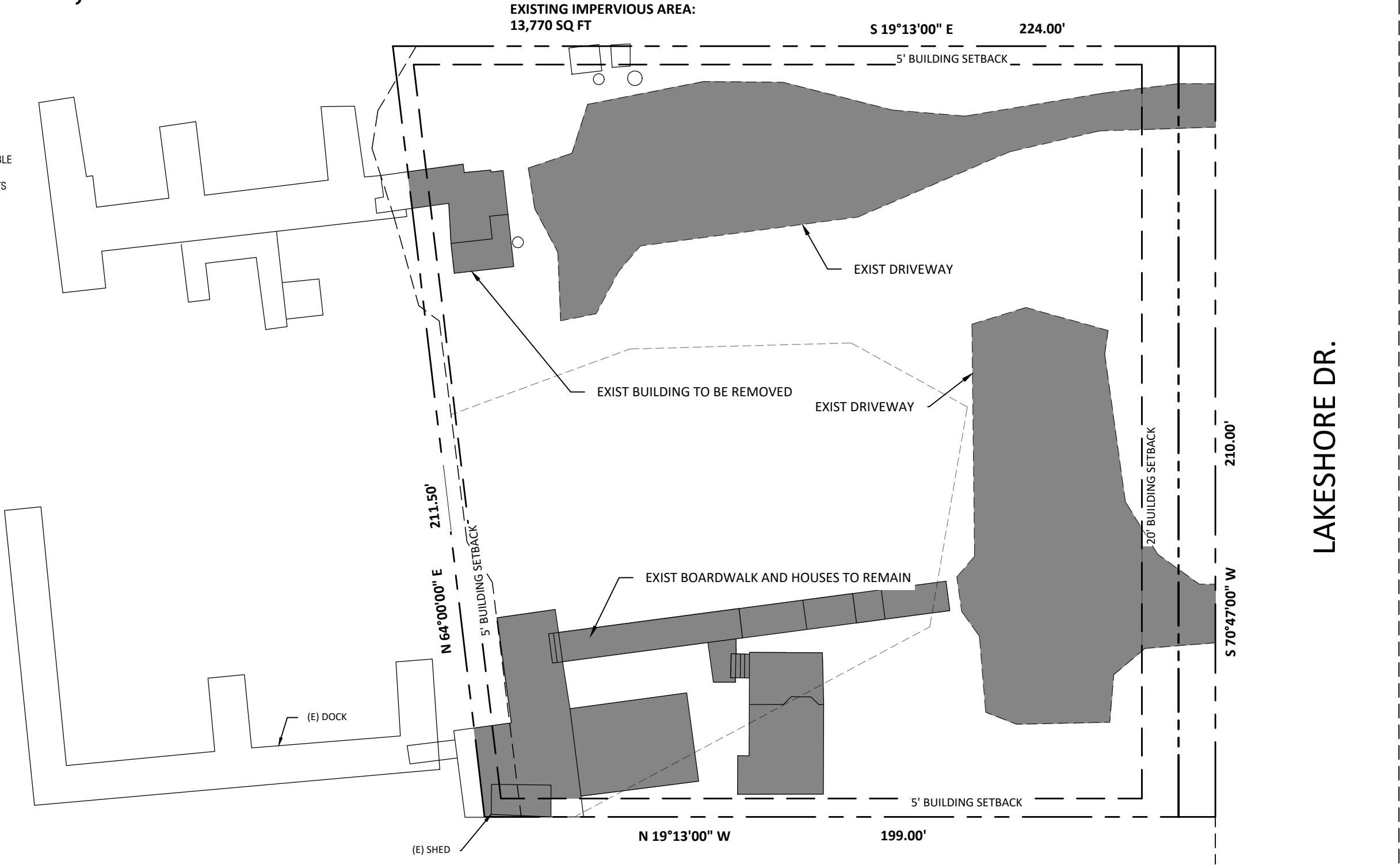


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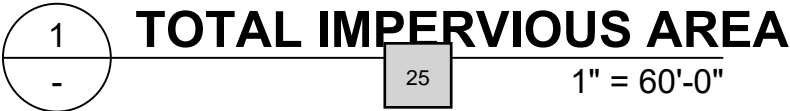


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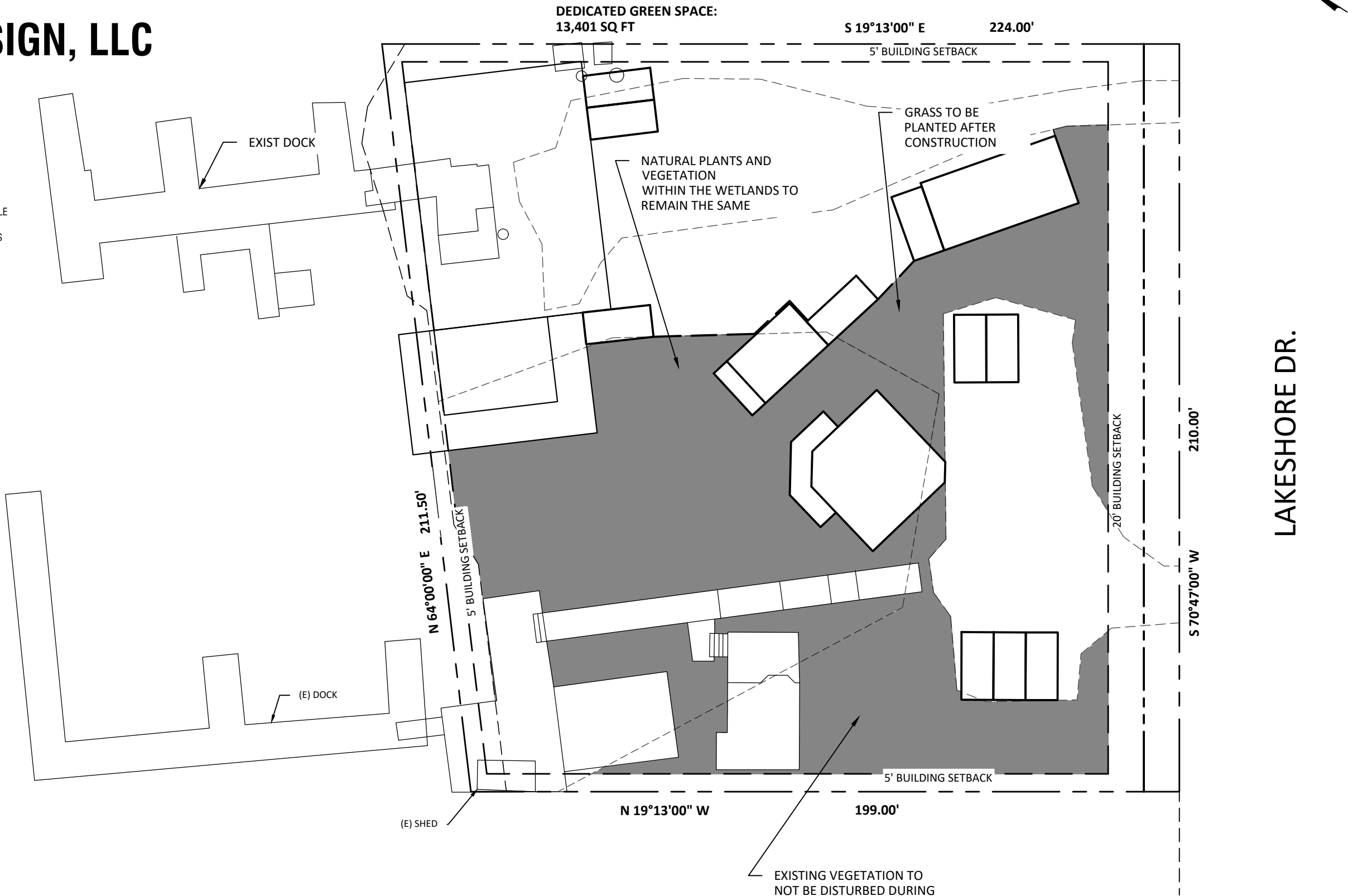


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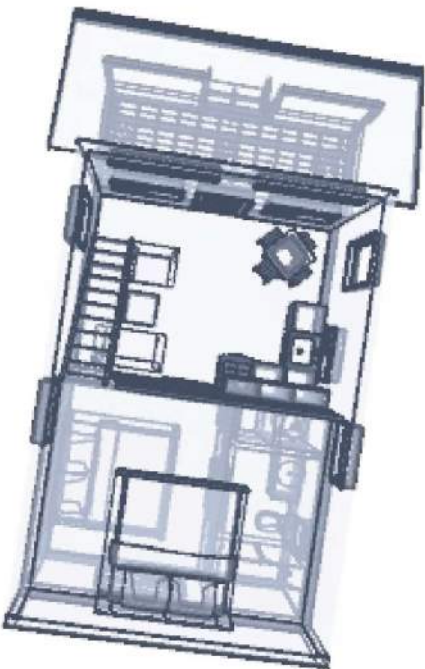
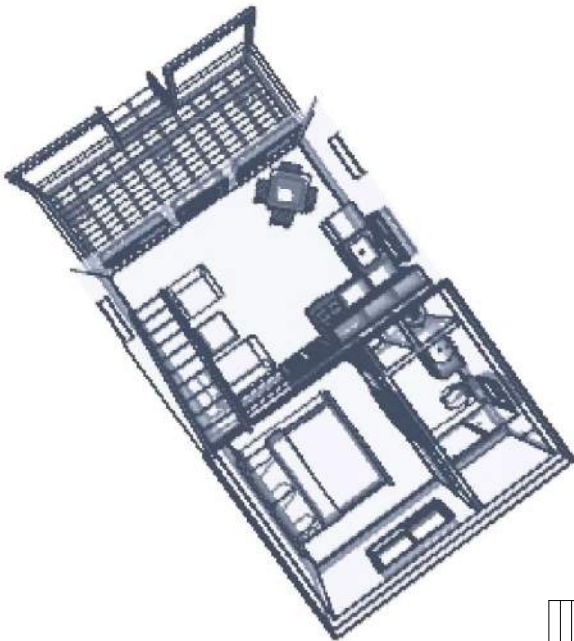
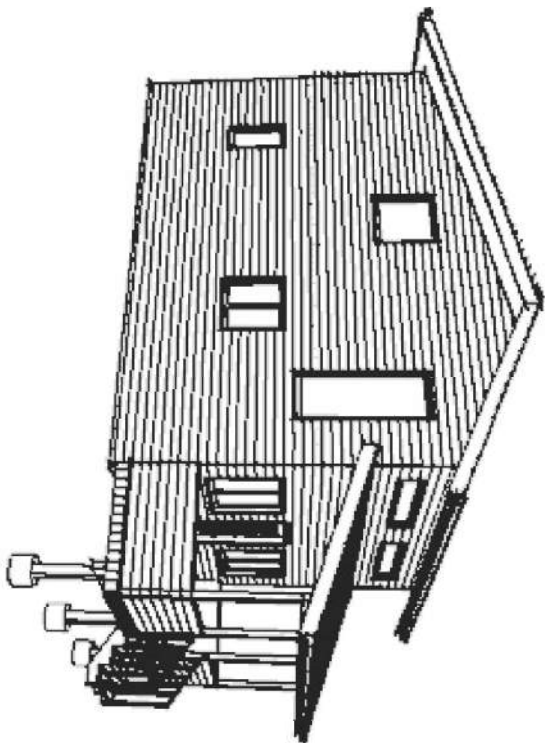
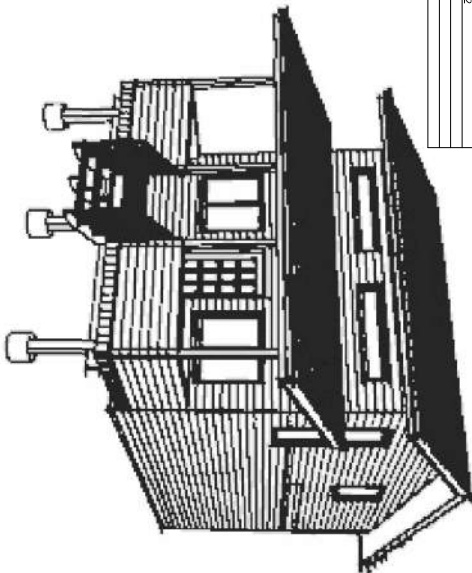
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# Project Overview

| PAGE | PAGE TITLE                   | PLAN INDEX |
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| 1    | Project Overview             |            |
| 4    | Exterior Elevations          |            |
| 6    | Architectural Plan - Floor 1 |            |
| 7    | Architectural Plan - Floor 2 |            |
|      |                              |            |
|      |                              |            |



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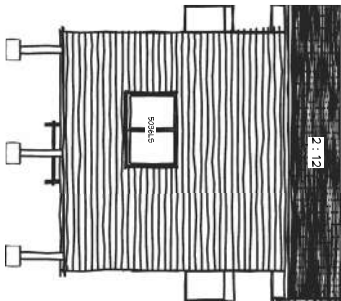
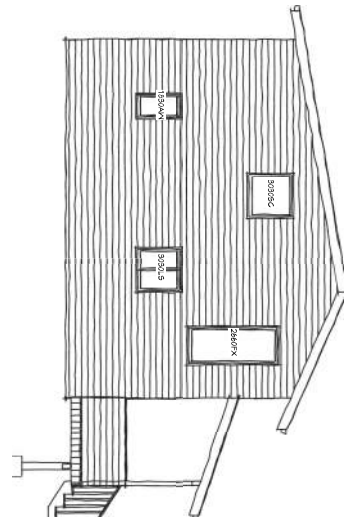
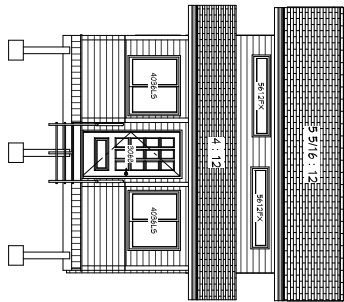
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| Project Overview |  |

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| NEW HOME PLANS FOR:  |      |
| <b><u>Homer Seaplane Base</u></b><br><b><u>ONE BEDROOM CABIN/LOFT</u></b><br>Forrest & Stephanie Greer<br>612-644-9936 |      |
| CLIENT EMAIL:  |      |
| PHONE:   | CELL |

|                 |         |
|-----------------|---------|
| LICENSE NUMBER: | 1078679 |
|-----------------|---------|

ANSI D (22" x 34")

Exterior Elevations



HEIGHT SUBJECT TO CHANGE WITHIN +/- 5' TO ACCOMMODATE FINAL PITCH OF THE ROOF AND THE HEIGHT OF THE PLUMBS AS DETERMINED BY THE DESIGNER. THE BUILDING HEIGHT SHALL NOT EXCEED 35' FROM FINAL GRADE TO TOP OF BUILDING.

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nina@99603@gmail.com 907-235-2631 or 907-599-0226

LICENSE NUMBER  
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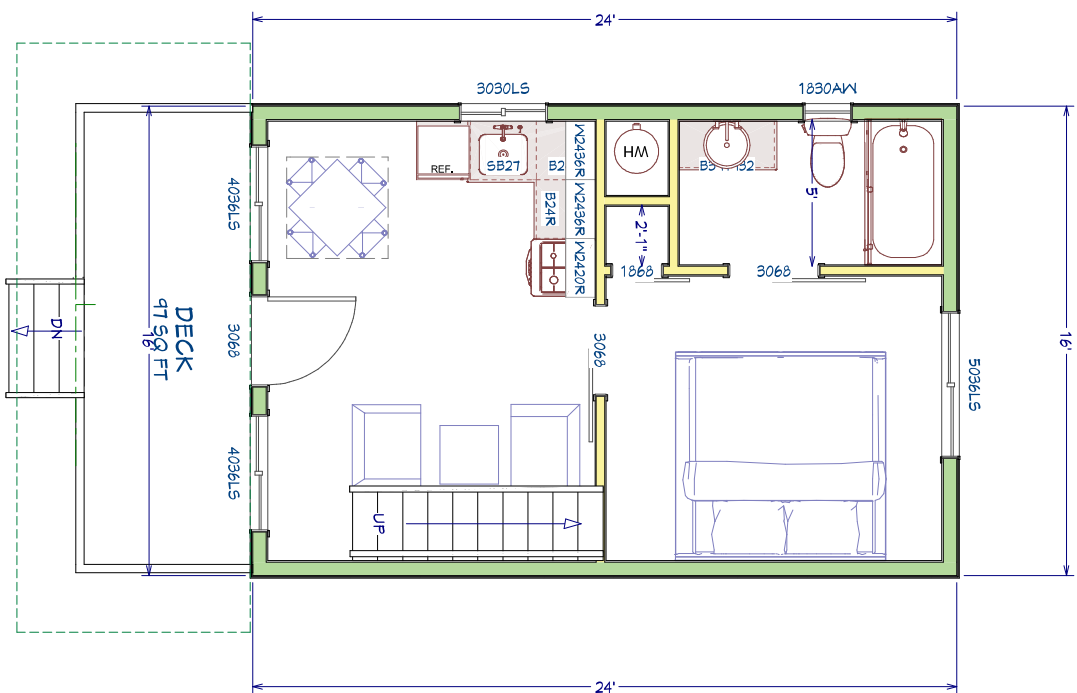
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**Homer Seaplane Base**  
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**Exterior Elevations**

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# Architectural Plan, Floor 1



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NEW HOME PLANS FOR:

**Homer Seaplane Base**  
**ONE BEDROOM CABIN/LOFT**

Forrest &amp; Stephanie Greer

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Architectural Plan, Floor 1

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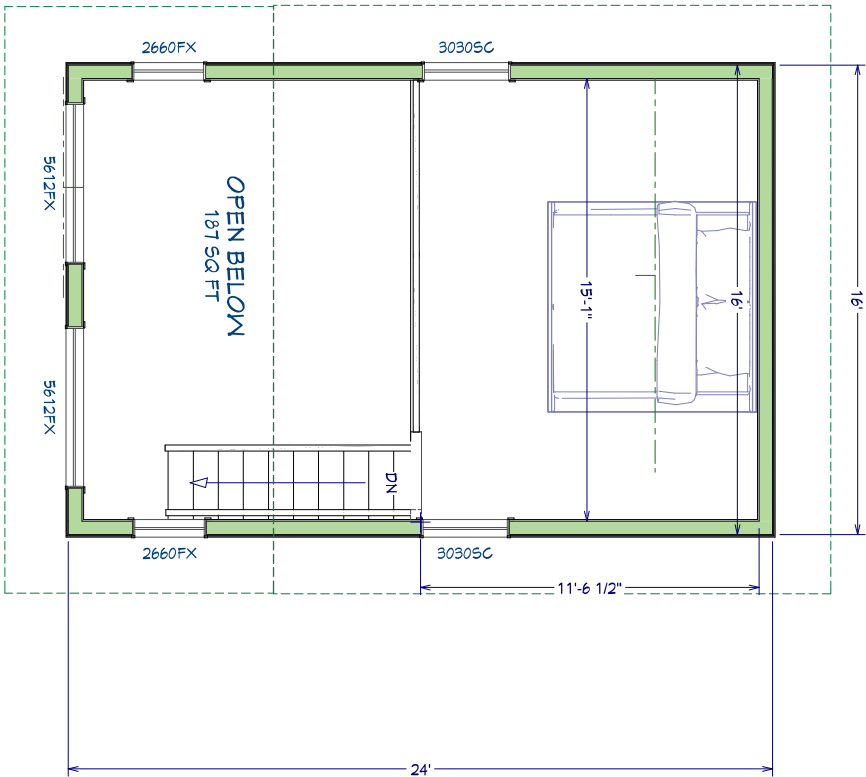
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ANSI D (22" x 34")

Architectural Plan, Floor 2



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Forrest & Stephanie Greer  
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Architectural Plan, Floor 2

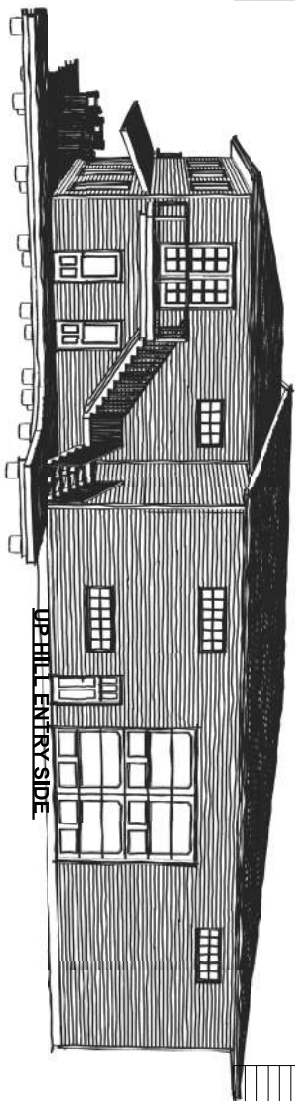
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# Project Overview

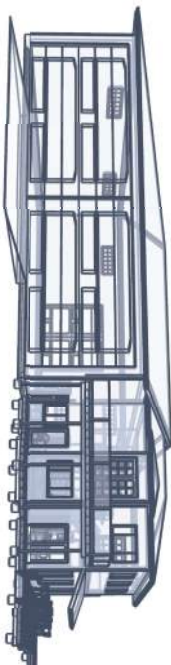
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| 5 |      |                             |            |
| 6 |      | Architectural Plan, Floor 1 |            |
| 7 |      | Architectural Plan, Floor 2 |            |

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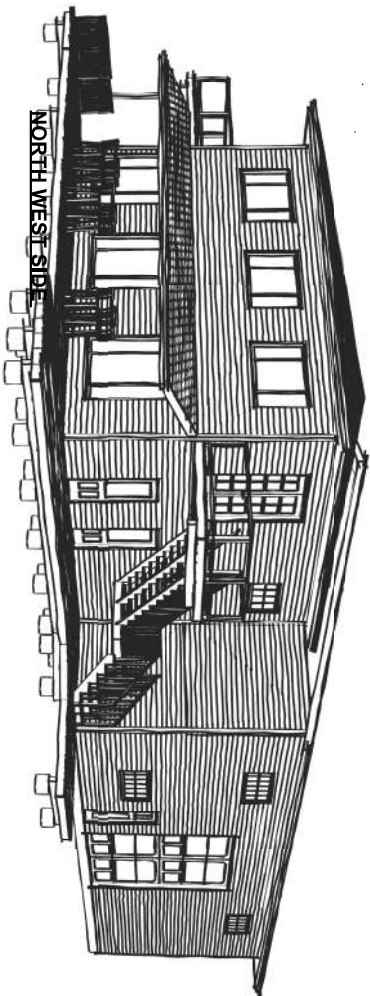
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## UP HILL ENTRY SIDE



## LAKE SIDE



## NORTH WEST SIDE

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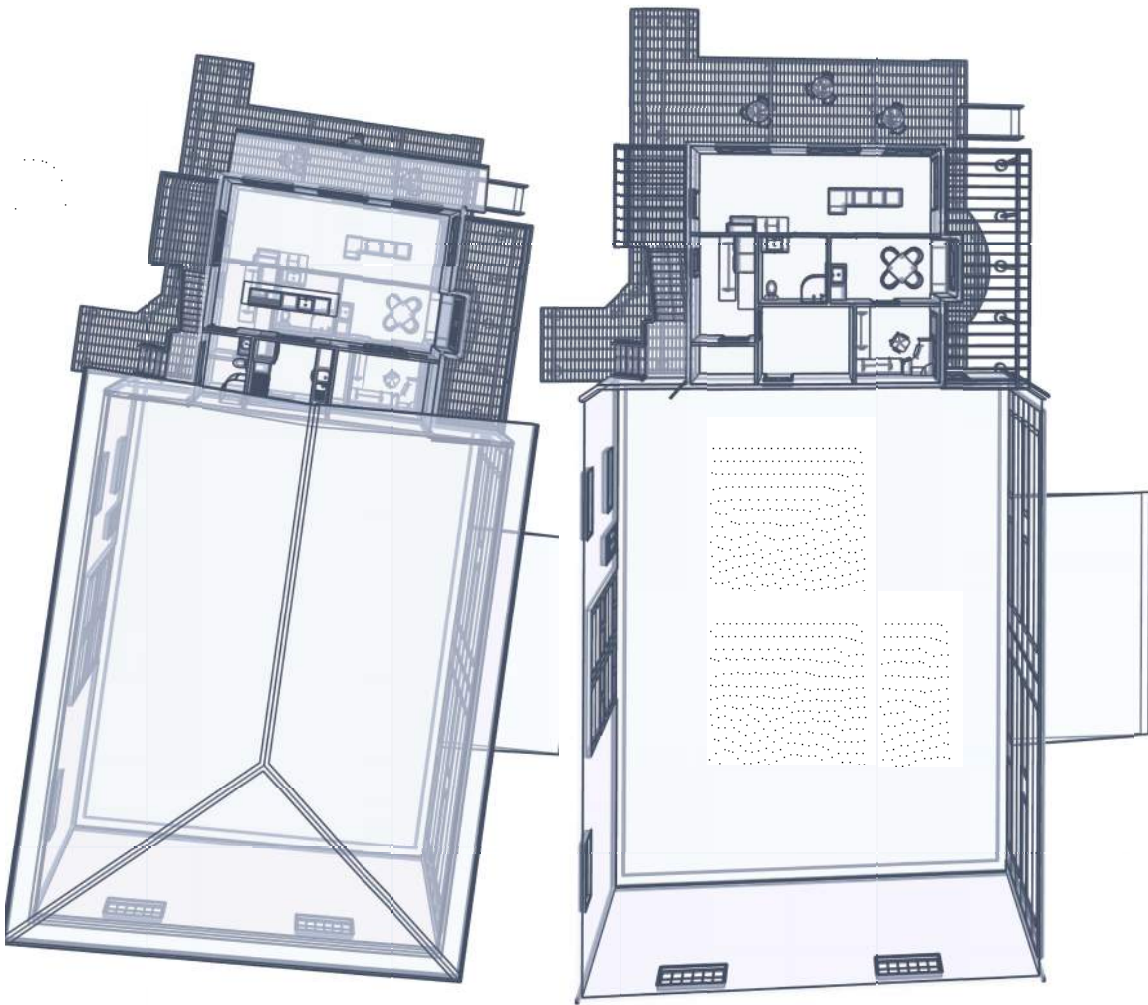
NEW HOME PLANS FOR:  
**HOMER SEAPLANE BASE  
STUDIO**  
FORREST & STEPHANIE GREER  
CLIENT EMAIL: 012-044-0936  
PHONE: [REDACTED] [REDACTED]

**LICENSE NUMBER:**  
1078679

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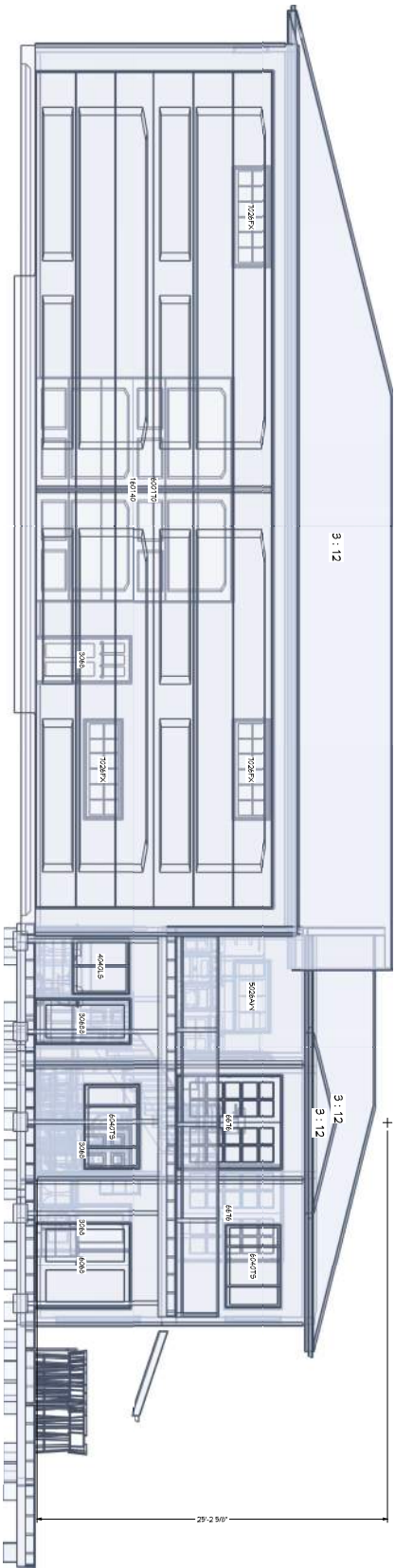
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| PAGE TITLE:<br><b>Floor Overviews</b> |        | NEW HOME PLANS FOR:<br><b>HOMER SEAPLANE BASE STUDIO</b><br>FORREST & STEPHANIE GREER<br>CLIENT EMAIL: 612-644-6936<br>PHONE: CELL |  | LICENSE NUMBER:<br>1078679 |
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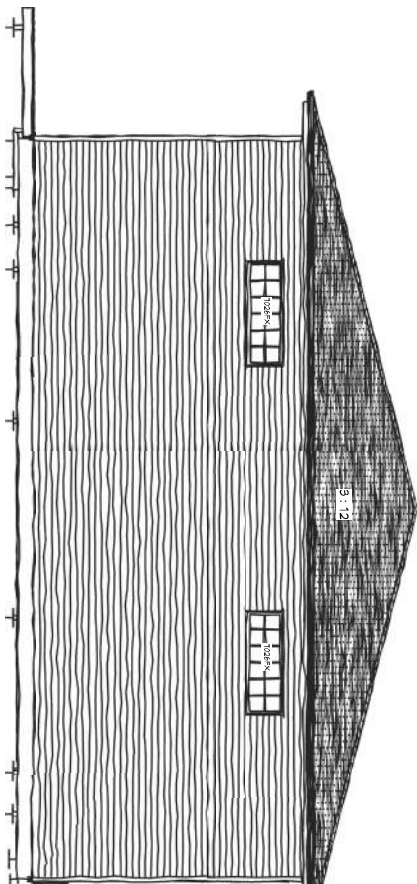
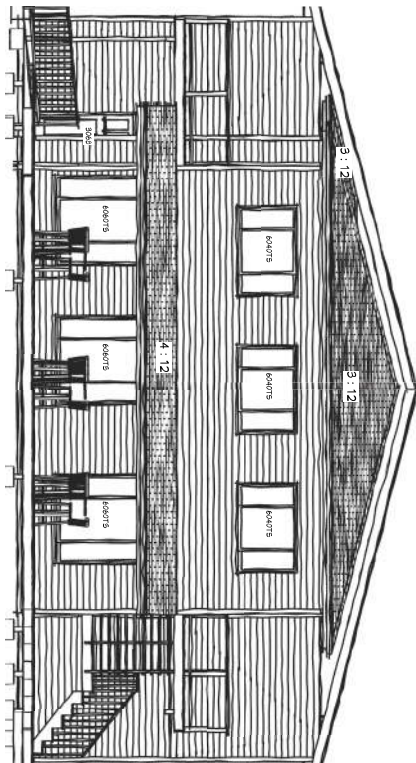
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**SHEET:**

## Exterior Elevations

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Exterior Elevations

NEW HOME PLANS FOR:

**HOMER SEAPLANE BASE  
STUDIO**

FORREST & STEPHANIE GREER

CLIENT EMAIL: 012-044-0936

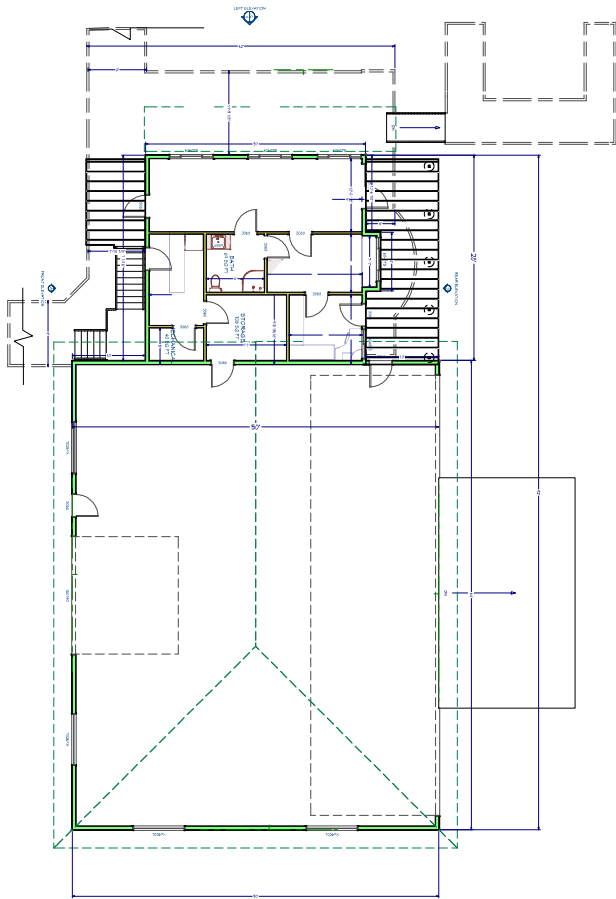
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ANSI D (22" x 34")

Architectural Plan, Floor 1



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| <b>PAGE TITLE:</b><br>Architectural Plan, Floor 1 | <b>NEW HOME PLANS FOR:</b><br><b>HOMER SEAPLANE</b><br><b>BASE</b><br>FORREST & STEPHANIE GREER<br>CLIENT EMAIL: 612-611-6930<br>PHONE: CELL | <b>LICENSE NUMBER:</b><br>1078679 |
| <b>DATE:</b><br>12/16/2020                        | <b>SCALE:</b><br>1/4" = 10'  | <b>SHEET #:</b><br>6              |

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# Architectural Plan, Floor 2

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| 7 | SHEET # | 1/4" = 10" | SCALE | 12/16/2020 | DATE | PAGE TITLE:                 | NEW HOME PLANS FOR: | LICENSE NUMBER:<br>1078679 |
|   |         |            |       |            |      | Architectural Plan, Floor 2 | HOMER SEAPLANE      |                            |
|   |         |            |       |            |      |                             | BASE                |                            |
|   |         |            |       |            |      | FORREST & STEPHANIE GREER   |                     |                            |
|   |         |            |       |            |      | CLIENT EMAIL:               | 612-644-0930        |                            |
|   |         |            |       |            |      | PHONE:                      | CELL                |                            |

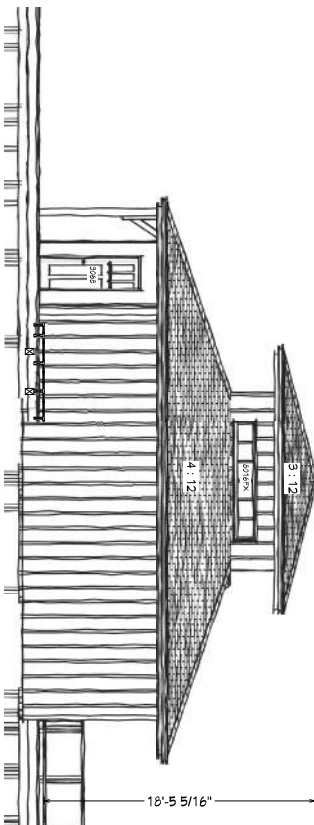
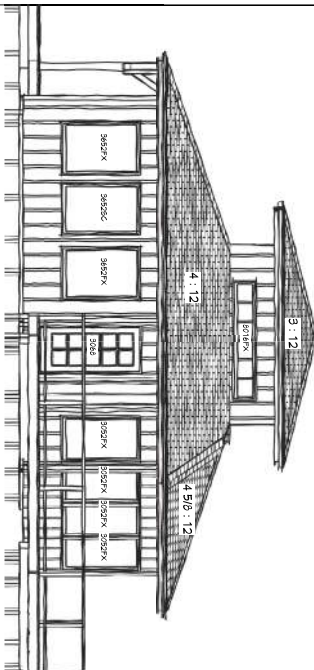
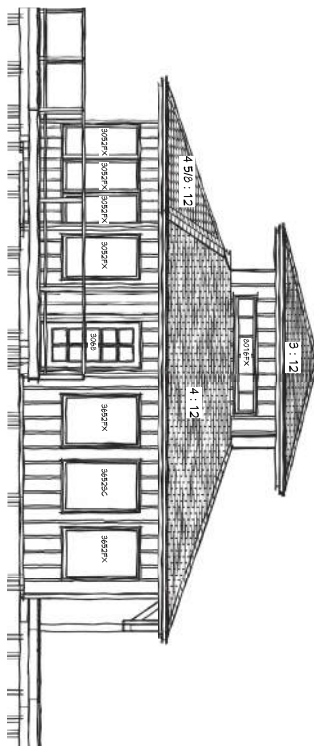
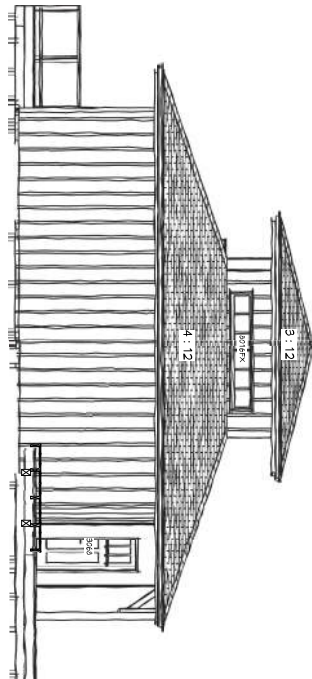




## Exterior Elevations

[illegible]

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE. NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS



HEIGHT SUBJECT TO CHANGE WITHIN +/- 5' TO ACCOMMODATE FINAL PITCH OF THE ROOF AND THE HEIGHT OF THE PLUMBS AS DETERMINED BY THE DESIGNER. THE BUILDING HEIGHT WILL NOT EXCEED 35' FROM FINAL GRADE TO TOP OF BUILDING.

NOTE:  
IF THIS PLAN IS PRINTED  
ON 11"x17" PAPER, REDUCE  
NOTED SCALE BY 50%

© ALL RIGHTS RESERVED. DUPLICATION AND DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED

# PRELIMINARY

**DELICATE BALANCE**  
**RESIDENTIAL DESIGN &**  
**DRAFTING**  
NINA BURKHOLDER

ninab99603@gmail.com 907-235-2631 or 907-599-0226

LICENSE NUMBER:  
10786679

NEW HOME PLANS FOR:

**HOMER SEA PLANE BASE**  
**2 BEDROOM CABIN**  
**FORREST & STEPHANIE GREER**  
612-644-8936

|  |      |
|--|------|
|  | CELL |
|--|------|

38

PAGE TITLE:

## Exterior Elevations

DATE:

12/14/2020

**SCALE**

1/4" = 1'0"

**SHEET :**

4

ANSI D (22" x 34")

Architectural Plan, Floor 1

| REVISIONS |      |            |             |
|-----------|------|------------|-------------|
| Number    | Date | Revised By | Description |
|           |      |            |             |
|           |      |            |             |
|           |      |            |             |
|           |      |            |             |
|           |      |            |             |
|           |      |            |             |
|           |      |            |             |

3D VIEWS ARE NOT TO BE USED FOR CONSTRUCTION. THEY ARE FOR ILLUSTRATION ONLY. IF YOU WANT THE 3D VIEWS OF YOUR HOME, PLEASE CONTACT US AT 907-599-0226. WE WILL SEND YOU THE 3D VIEWS OF YOUR HOME.

**DELICATE BALANCE  
RESIDENTIAL DESIGN &  
DRAFTING**  
NINA BURKHOLDER  
nina@99603@gmail.com 907-235-2631 or 907-599-0226

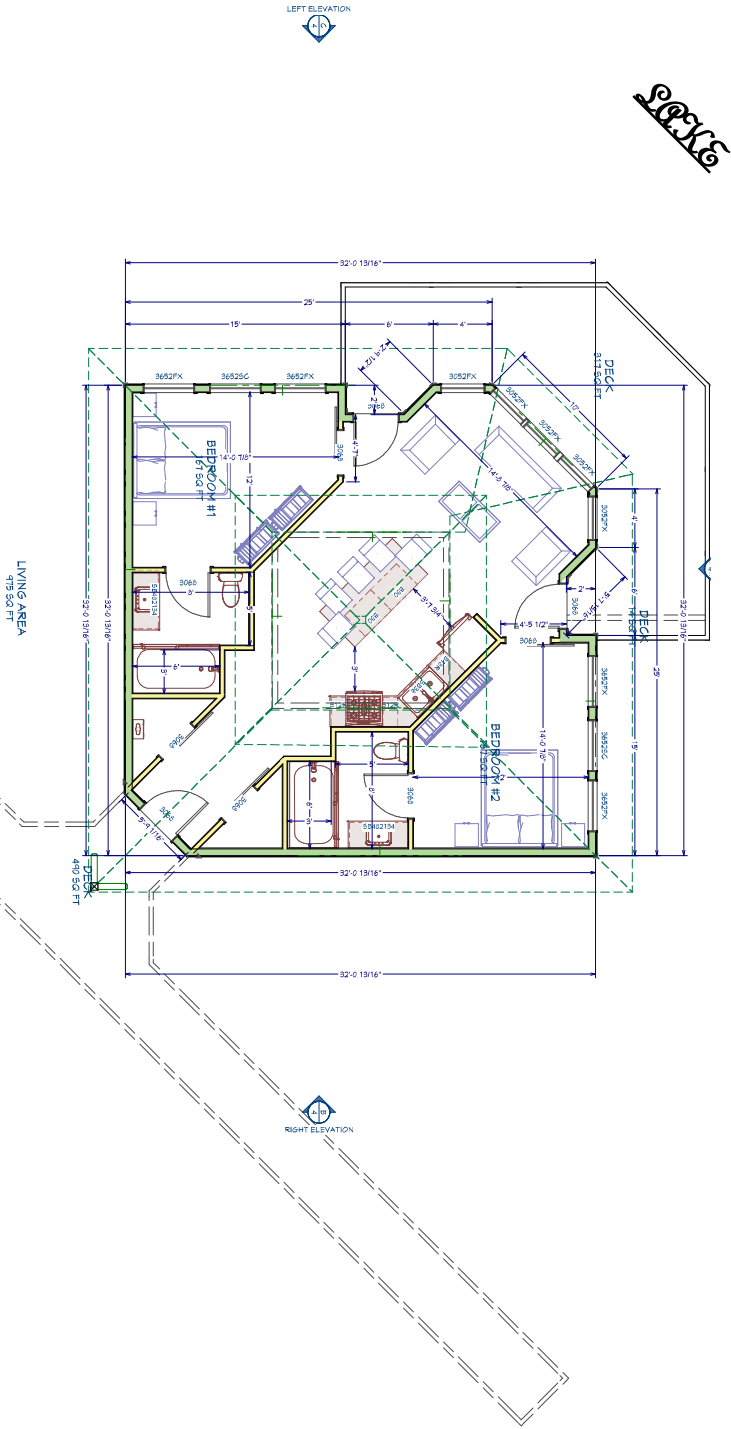
LICENSE NUMBER  
1078679

NEW HOME PLANS FOR:  
**HOMER SEA PLANE BASE  
2 BEDROOM CABIN**  
FORREST & STEPHANIE GREER  
612-644-8936  
CLIENT EMAIL: CELL  
PHONE: CELL

PAGE TITLE:  
Architectural Plan, Floor 1

DATE:  
12/14/2020  
SCALE:  
1/4" = 10'  
SHEET #:  
7

NOTE:  
IF THIS PLAN IS PRINTED  
ON 11"x17" PAPER, REDUCE  
NOTED SCALE BY 50%



**PRELIMINARY**

Top Photo: Existing dwelling nearest Beluga Lake in West corner of the Lot



Bottom Photo: Existing dwelling adjacent to dwelling pictured above and closer to Ocar Dr.



## PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Planning Commission on Wednesday, January 6, 2021 at 6:30 p.m. via a virtual meeting, on the following matter:

**A request for Conditional Use Permit (CUP) 21-01 to add a floatplane tie down hangar and two separate dwellings to a lot with two existing dwellings at 1308 Lakeshore Dr., Lot 91A Bay View Sub Tulin Addn., Sec. 21, T. 6 S., R. 13W., S.M., HM 2007055. A CUP is required for more than one building containing a permitted principal use on a lot, according to HCC 21.24.030(j).**

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

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

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

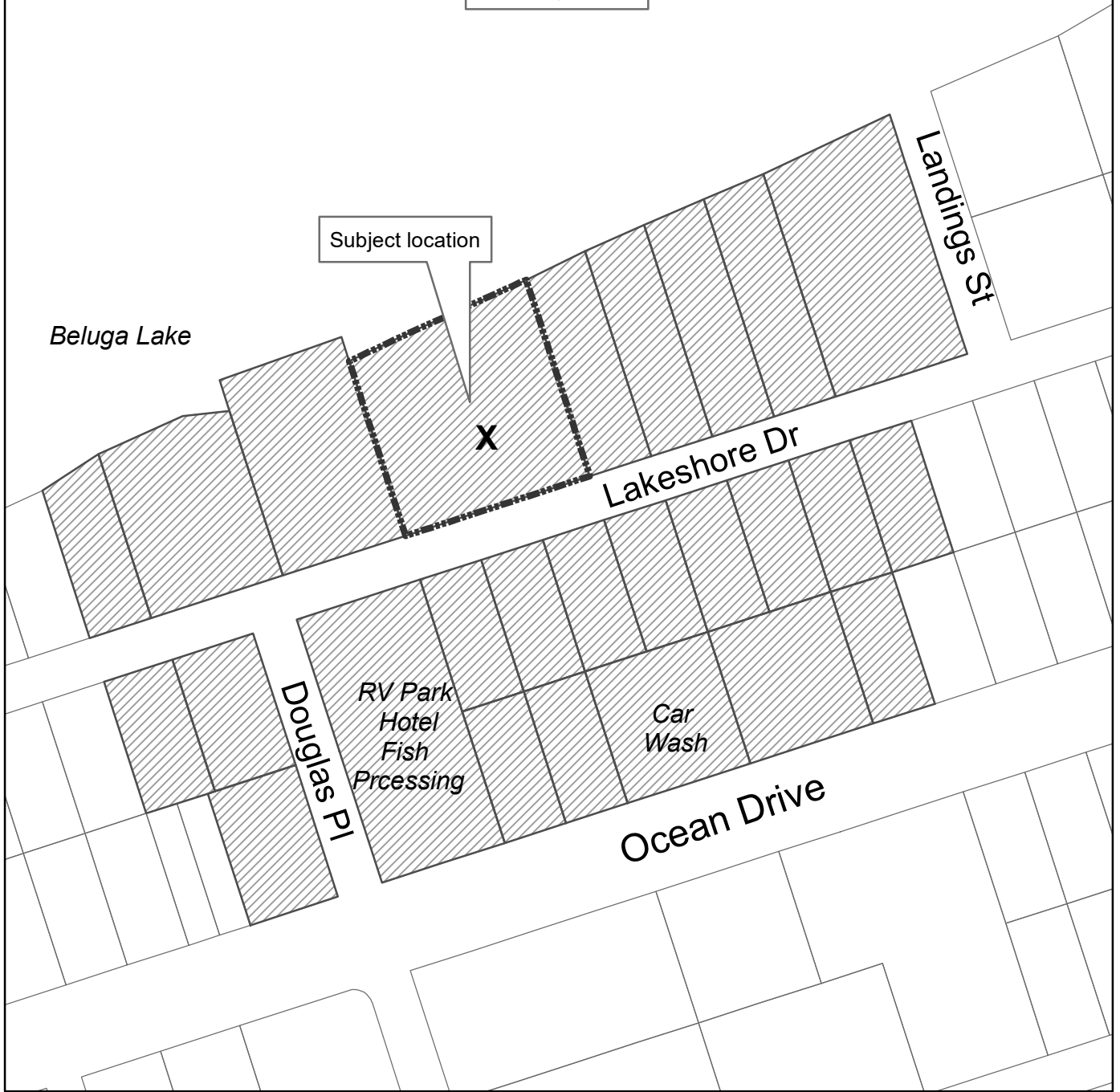
**NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 300 FEET OF PROPERTY**

.....

**VICINITY MAP ON REVERSE**



# Vicinity Map



City of Homer  
Planning and Zoning Department

12/15/20

## Request for CUP 21-01

Marked lots are within 300 feet and  
property owners notified.

0 150 300 Feet



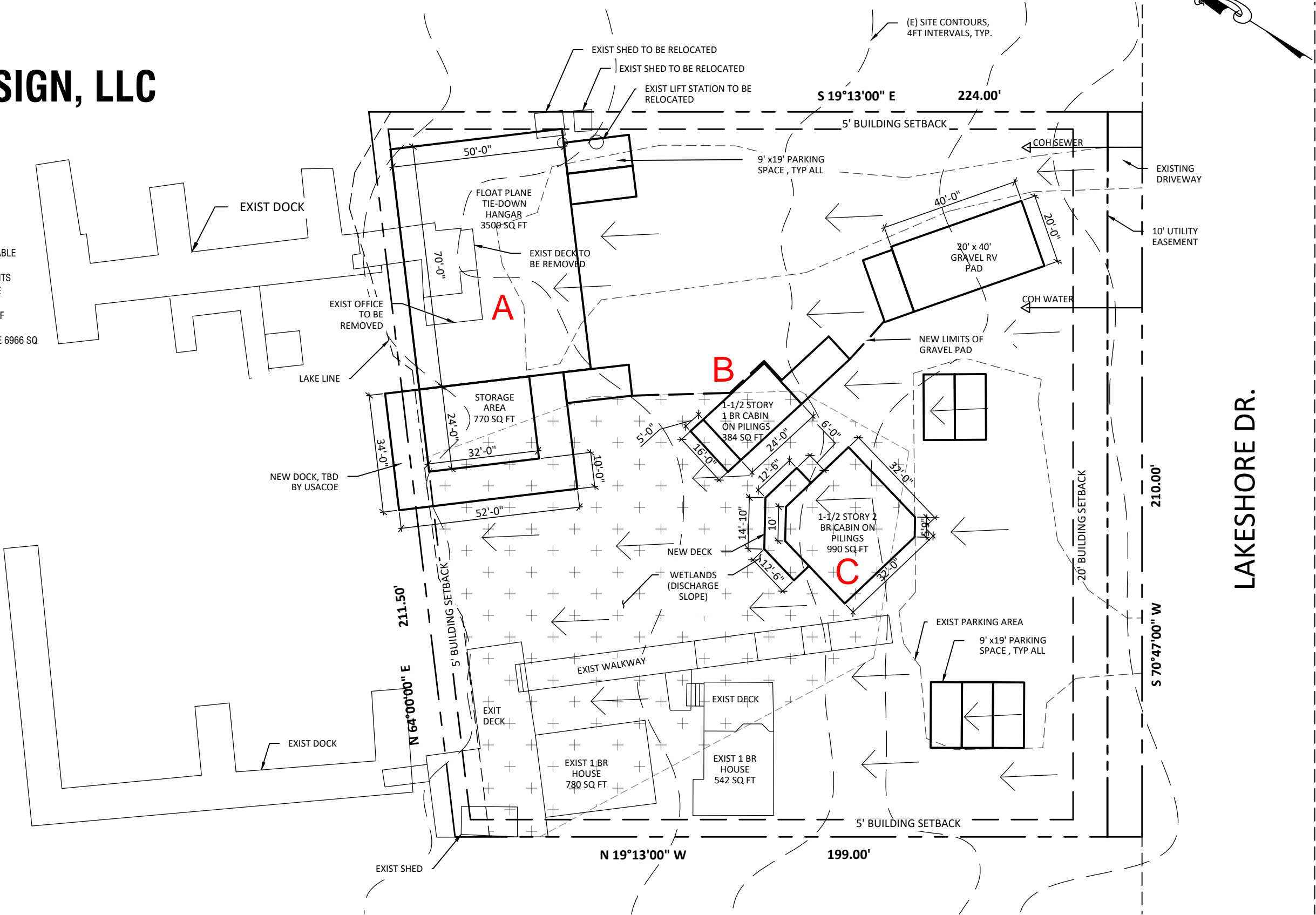
*Disclaimer:  
It is expressly understood the City of  
Homer, its council, board,  
departments, employees and agents are  
not responsible for any errors or omissions  
contained herein, or deductions, interpretations  
or conclusions drawn therefrom.*

# SWIFT WATER DESIGN, LLC

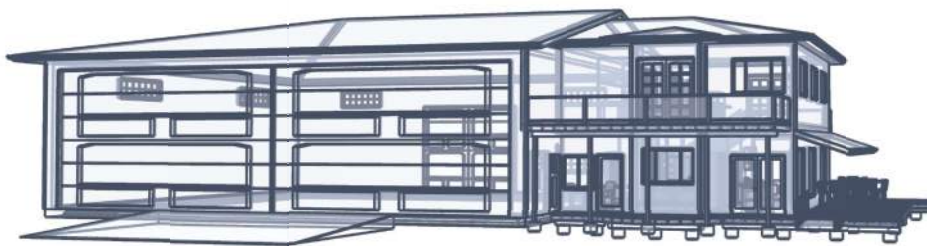
APPLICANT:  
HOMER SEAPLANE BASE, LLC  
1308 LAKESHORE DR.  
HOMER, AK 99603  
(T 6S R 13W SEC 21 SEWARD MERIDIAN HM  
2007055 BAY VIEW SUB TULIN ADDN LOT 91A)  
PARCEL ID: 17918132  
LOT AREA: 1.02 AC

**NOTES:**

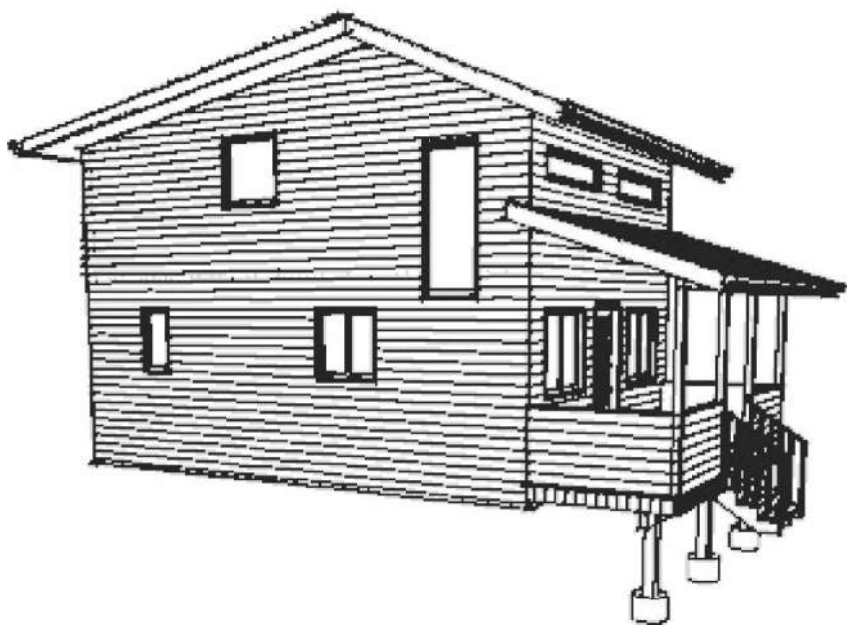
- 1. PLAN IS BASED ON INFORMATION AVAILABLE
- 2. ALL DIMENSIONS ARE IN FT
- 3. CONTOURS ARE DRAWN AT 4' INCREMENTS
- 4. THE DESIGNATED WETLANDS ARE SLOPE DISCHARGE
- 5. THERE IS APPROXIMATELY 1600 SQ FT OF EXISTING BUILDING
- 6. TOTAL NEW AREA OF BUILDINGS WILL BE 6966 SQ FT.



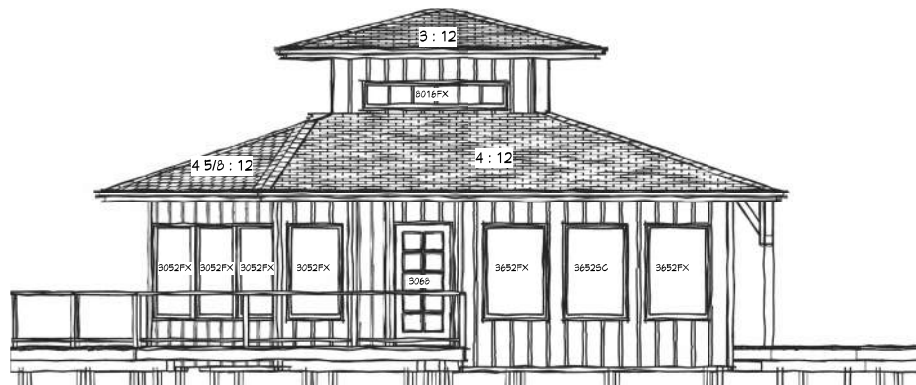
# New Building A, Floatplane Hangar



## New Building B, 1-bedroom dwelling



## New Building C, 2-bedroom dwelling





# Aerial Map

Subject location

Beluga Lake

X

Lakeshore Dr

Douglas P

Ocean Drive

2017 photo; property lines not exact; use with care.



City of Homer  
Planning and Zoning Department

12/15/20

## Request for CUP 21-01

0 100 200 Feet



*Disclaimer:  
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contained herein, or deductions, interpretations  
or conclusions drawn therefrom.*





# City of Homer

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

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

### Staff Report PL 21-3

TO: Homer Planning Commission  
THROUGH: Rick Abboud, City Planner  
FROM: Julie Engebretsen, Deputy City Planner  
DATE: January 6, 2021  
SUBJECT: Main Street Sidewalk Project

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#### Introduction

Public Works Director Jan Kaiser will be giving a presentation at the regular meeting on the proposed Main Street Sidewalk. Her visual presentation will be posted to the meeting website prior to the meeting.

Under HCC 2.72.030(g) Duties and Powers, the Commission is charged with:

g. Make or cause to be made surveys, maps and plans relating to the location and design of any public building, dock, beach, ski ground, statue, memorial, park, parkway, boulevard, street, alley or playground. For the purpose of implementing this subsection, all departments of the City considering any such improvement are required, and all public agencies not a part of the City are requested, to inform the Commission of the proposed improvement, and submit such pertinent information to the Commission and within such time as will enable the Commission to recommend to City Council whether the proposed improvement is consistent with the general plan and established planning principles. No public improvement shall be authorized by City Council until the recommendation of the Commission shall have been received, but the City Council shall not be bound by that recommendation.

#### Analysis

Relevant adopted plans: The Homer Non-Motorized Transportation and Trails Plan shows Main Street with a sidewalk (Figure A page 18) and bike lane from Fairview south to Bunnell Ave. Please refer to the attached memo from Ms. Kaiser on the project as proposed.

#### Staff Recommendation

Consider the proposed project, make comments, and make a recommendation to the City Council.

#### Attachments

Memo dated 12/16/2020 From PW Director Kaiser



# City of Homer

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

## Public Works

3575 Heath Street  
Homer, AK 99603

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

(p) 907-235-3170

(f) 907-235-3145

## Memorandum

TO: Planning Commission  
FROM: Janette Keiser, PE, Director of Public Works/Acting City Engineer  
DATE: December 16, 2020  
SUBJECT: Main Street Sidewalk – 35% Design

---

**Issue:** The design for the Main Street Sidewalk project is currently at 35% development. It's a good time to brief relevant stakeholders on how the project is configured and what it's going to look like.

**Background:** The City issued a contract to design the Main Street Sidewalk Project, extending the sidewalk from Pioneer Avenue to Bayview Park to HDL Engineering. HDL has progressed the design the 35% level, which is not enough to build from, but enough to envision what the project will look like. For example, this level of design allows us to identify drainage problems, identify impacts on neighboring properties and layout the basic dimensions of the new road/sidewalk cross-section.

The intent is to build a sidewalk on the west side of the street only, with minimal impact to the existing road. We will have, at the Planning Commission Meeting, drawings showing a plan view and a cross-section of what the configuration looks like.

We did not plan for any improvements on the east side of the road or any bicycle paths. That being said, it may be possible to widen the asphalt on the east side of the roadway and paint a lane on the widened section. This would provide a 2-3-foot wide strip on the non-sidewalked side of the road, which, while not an approved bicycle lane, could be used by people who want to travel on that side of the road. This feature could be added to the Bid Documents as an Additive Alternative, so, if we had funding, we could add this element to the construction contract.

I will present the 35% Design Documents and respond to questions/comments.



# HOMER MAIN STREET SIDEWALK IMPROVEMENTS





## ALTERNATIVE 2: ASPHALT SIDEWALK



# City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

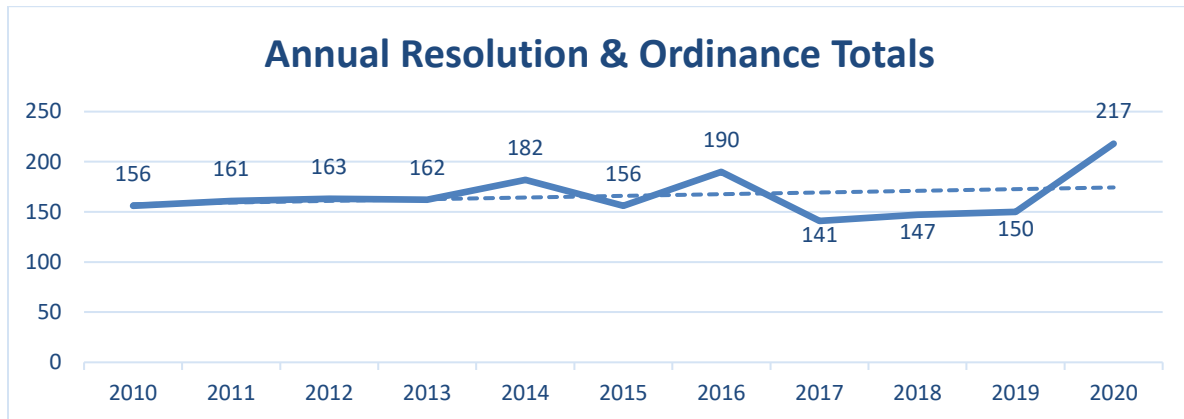
(f) 907-235-3148

## Memorandum

TO: Mayor Castner and Homer City Council  
FROM: Rob Dumouchel, City Manager  
DATE: December 10, 2020  
SUBJECT: City Manager's Report for December 14<sup>th</sup> Council Meeting

### Council Statistics

The Homer City Council was extremely busy this year. It is hard to quantify the work undertaken and created by Council, but I felt that comparing the number of proposed resolutions and ordinances would give an interesting context to the level of effort Council and staff have put forth. Council was toward the top of the historical range for resolutions, and greatly exceeded the number of ordinances seen in one year across the last decade (+30 ordinances over the previous record).



| YEAR | # Resolutions | # Ordinances | TOTAL |
|------|---------------|--------------|-------|
| 2010 | 98            | 58           | 156   |
| 2011 | 112           | 49           | 161   |
| 2012 | 103           | 60           | 163   |
| 2013 | 118           | 44           | 162   |
| 2014 | 126           | 56           | 182   |
| 2015 | 111           | 45           | 156   |
| 2016 | 132           | 58           | 190   |
| 2017 | 97            | 44           | 141   |
| 2018 | 95            | 52           | 147   |
| 2019 | 91            | 59           | 150   |
| 2020 | 127           | 90           | 217   |
| AVG  | 110           | 56           | 166   |



### **3<sup>rd</sup> Quarter Sales Tax**

We have received 3<sup>rd</sup> Quarter sales tax data from the Kenai Peninsula Borough. There is a 9% decrease in year over year 3<sup>rd</sup> Quarter taxable revenues. This equates approximately to a \$336,098 decrease in revenue from 2019. Please see the enclosures developed by Finance Director Walton for the more data and some additional context.

### **Winter Recreation Champions**

I have assembled a group of staff members with a nexus to recreation from the Library, Public Works, Community Recreation, and Planning to work together on concepts related to recreation this winter. We're investigating projects and programs on which the City can take the lead. We're also looking at how we can support non-profits and community groups who are able to provide recreational services and programs that the City cannot.

### **Vehicles in the Right-of-Way Update**

The campaign to clear vehicles from the right-of-way was developed as an interdepartmental effort to ensure that Public Works crews can safely and efficiently plow streets once snow began to fall. Staff from Public Works, Homer Police Department, and the City Manager's Office collaborated on a plan to inform and enforce where necessary. Over the last couple months, Public Works performed a lot of outreach with individuals who were not in compliance. HPD followed up as well and took corrective action in a small number of cases. The Finance Department included flyers with the November water bills as a reminder to the public that the right of way is for plows and not parking. Staff hopes for less necessary outreach and enforcement for the rest of the season.

### **Plastic Bag Ban**

City Administration is in the process of sending a mailer to Homer merchants informing them of the Council's decision to resume the single-use plastic carry-out bag ban on January 1, 2021. Special Projects Coordinator Jenny Carroll and Planning Technician Travis Brown are working together to get the word out into the community.

### **De-escalation Training**

On November 30<sup>th</sup> over 50 staff members participated in de-escalation training presented by Greg Russell Consulting. The session taught what was framed as "verbal judo." This was the first time this curriculum had been provided via Zoom, and through that medium we were able to reach a very broad cross section of the organization. Thanks to our existing relationship with AMLJIA, we were able to provide this training to staff for no additional charge.

### **Kachemak Drive Sewer Blockage**

Over the Thanksgiving holiday weekend, our sewer crews were hard at work locating and clearing some major blockages in the line that runs along Kachemak Drive. The description below is provided by Water/Sewer Superintendent Todd Cook:

*Homer Public Works has some of the best operators in the State, the Citizens should be very proud of the care they receive from our crews. The weekend of the 28<sup>th</sup> they were able to prove it in some nasty weather and nastier work conditions.*

*On Nov 27th the PW crew responded to a sewer leak call. After digging down approximately 7 ft. they found loose bolts on a valve flange. They tightened the bolts to stop the leak. 28 Nov, crew received calls that several customers on Kachemak Dr. were having high pressure issues on their sewer services. Apparently, there was a blockage in the force*



*the main line valve was acting as a pressure relief. Once the bolts were tightened the customer's sewage had nowhere to go. The Camel (vactor truck) was deployed and an attempt was made to draw a vacuum on the force main to extract the blockage. This was only partially successful. The crew then fabricated an adaptor to connect the jetter to the main to use high pressure water to clear the blockage. A 4 ft. long grease plug and other material was removed from the first 2000 ft. of main. A 130psi was applied to the 3<sup>rd</sup> 1000ft section but would not break free. After more than 12 hours of working to free the blockage, the crew was sent home to rest and early the next morning, after emergency locations were given, the crew dug 7 feet to expose the section of pipe believed to contain the additional blockage. The pipe was cut, the jetter inserted into pipe in both directions. The crew found and removed 2 additional blockages and pounds of loose grease and other material. A jetter is basically a pressure washer. It uses a pressurized stream of water to cut through material to the front and uses a stream of water to draw loose material back out of the pipe. The Camel was used to vac this loose material out of the ditch as it was being removed from the pipe. Overall the operation went well. The crew will be increasing maintenance on the Kachemak Dr. force mains to ensure that a similar problem does not occur again in the future.*

*The customers on K Dr. were very gracious and understanding with the crew, some even helped by contacting other customers and helping us keep everyone informed of the situation. They were very much appreciated by the crew.*

In an effort to minimize similar grease blockages in the future, I have asked Special Projects Coordinator Carroll to begin developing outreach to customers on the effects of putting grease down the drain. Staff has conducted similar outreach in the past to help reduce required maintenance of this nature on the sewer system.

### **Port Expansion Meeting with AIDEA**

On December 2nd the Port and Harbor hosted a virtual meeting with: Tim Dillon, Executive Director of KPEDC; Alan Weitzner, Executive Director for AIDEA (Alaska Industrial Development and Export Authority); Brad Anderson, Executive Director for the Homer Chamber of Commerce; Tom Soderholm, Board President of the Homer Chamber; Harbormaster Hawkins; and me. The purpose of the meeting was to talk about Homer's plans and progress for launching a general investigation of our Port Expansion Study with the Army Corps of Engineers. The Harbormaster gave a presentation outlining Homer's historic start as a small village without a harbor, its economic growth to the current present-day City with small boat harbor, and onward toward the future with justification for expanding facilities to meet the needs of our customers, Marine Trades support industry, and State and Federal Governments. It was valuable to be able to brief Mr. Weitzner on our plans as he will be a great resource in the future when it comes to developing and supporting funding for this mega project. One of the next steps developed from this meeting was the need for the City to officially draft a letter of invitation for the State to join as a continuing partner in the GI study. Staff are currently in the process of drafting that letter with the intent to track it through to DOT headquarters as soon as possible. Council has authorized this project and set Homer's share of the General Investigation project money aside in February of this year (Ordinance 20-06). Both the US Army Corps of Engineers and the AKDOT have been impressed by the City's commitment and investment in the project and it has helped make meetings like the one held on the 2nd possible and productive.

## **COVID-Related Updates**

### **COVID Framework Reviews**

I continue to meet with staff to review our risk level regarding the COVID threat in our community. On November 23<sup>rd</sup> I moved the organization to “Red” status. In response to this change, we have been: taking measures to increase the amount of employees working remotely where appropriate; evaluating and modifying schedules to minimize unnecessary crossover at job sites; holding meetings by phone, Zoom, or in small groups outdoors; and closing or greatly restricting breakrooms.

### **COVID within the City Organization**

Like many large employers within the City of Homer, we have had a number of positive COVID cases within our ranks. We saw our first confirmed case in mid-November, but haven’t had a new one since December 4<sup>th</sup>. At this time, everyone has recovered successfully and there are no remaining active cases among staff, although a small number of employees remain out of the office on quarantine due to close contacts. While these COVID-related absences can create some challenges for department-level staffing, I don’t believe we have had any disruptions in services noticeable to the public. I fully expect to see more positive cases throughout the winter, but the leadership team is doing its best to cut off all possible opportunities for spread among our teams and facilities.

### **Masking in City Facilities – Airport Terminal**

Currently, masking and social distancing are required in all City facilities. One facility which provides a unique challenge is the airport terminal. It is the only City facility open to the public right now, and City staff is not on hand full-time to ensure compliance with our regulations. I have received a complaint about individuals not wearing masks in the lobby. Based on investigation into the matter by City staff, we are seeing that most individuals are in compliance with the masking rules. Additional signage has been put on site and we will continue to do our best to work with the public to ensure travelers comply with basic COVID-safety protocols as required within City facilities.

### **COVID Radio Ads**

In our continued messaging about COVID-19 mitigation, Special Projects Coordinator Jenny Carroll has prepared new public service announcements which will be aired through December. The themes include getting behind wearing masks, staying active with your family bubble this winter, and that we all have a role in preventing the spread of COVID-19. Each encourages people to stick with precautionary measures, as hope for an eventual end to the pandemic through effective vaccines is on the way. Rachel Tussey has been coordinating the recording with KBBI. Thanks to Council for your participation in this messaging all throughout the year.

### **COOP Reviews**

In a project coordinated by Library Director Dave Berry, a staff working group conducted a citywide review of all Continuity of Operations (COOP) plans. We are taking the opportunity to revisit these plans to see how they are working now that we’ve reached “red” COVID risk status. The review identified some opportunities and staff is working to make improvements to the various departmental COOP plans. This work group is also collaborating on a matrix that better defines how “close contacts” are determined and the requirements for quarantine under different situations.

### **Council Chambers Update**

The old dais has been removed and the new one moved into Council Chambers. It is still in an unfinished state, but the attached photo below will give you an idea of the expanded scale of the new dais.

Councilmembers will have significantly more elbow room. The unfinished center section on the floor will be covered with matching carpeting. A podium for public comment and an additional desk are being constructed. IT staff is working on pulling together all the technical equipment (microphones, cameras, sound equipment, etc). Additionally, an ionizer HVAC system upgrade is planned for this month which will help eliminate viruses, allergens, dust, and pollen.



Enclosures:

1. December Employee Anniversaries
2. 3<sup>rd</sup> Quarter Sales Tax Update
3. 2020 Matching Donations to Library Endowment Fund



# City of Homer

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

## Office of the City Manager

491 East Pioneer Avenue  
Homer, Alaska 99603

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

(p) 907-235-8121 x2222

(f) 907-235-3148

## Memorandum

TO: MAYOR CASTNER AND CITY COUNCIL  
FROM: Andrea Browning  
DATE: December 14, 2020  
SUBJECT: December Employee Anniversaries

---

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

|                       |                     |           |              |
|-----------------------|---------------------|-----------|--------------|
| <b>Mark Robl,</b>     | <b>Police</b>       | <b>36</b> | <b>Years</b> |
| <b>Bryan Hawkins,</b> | <b>Port</b>         | <b>21</b> | <b>Years</b> |
| <b>Todd Cook,</b>     | <b>Public Works</b> | <b>11</b> | <b>Years</b> |
| <b>Sean Perry,</b>    | <b>Police</b>       | <b>6</b>  | <b>Years</b> |
| <b>Mike Zelinski,</b> | <b>Public Works</b> | <b>6</b>  | <b>Years</b> |
| <b>Peter Alfiche</b>  | <b>Port</b>         | <b>4</b>  | <b>Years</b> |
| <b>Josh Mershon</b>   | <b>Port</b>         | <b>1</b>  | <b>Year</b>  |
| <b>Luis Yoder</b>     | <b>Fire</b>         | <b>1</b>  | <b>Year</b>  |

## Attachment A

3rd Quarter LOB Taxable Sales  
Presented December 14, 2020

|                                | 2016              | 2017              | 2018              | 2019              | 2020              | % Δ<br>2020 - 2019 |
|--------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| ADMINISTRATIVE, WASTE MAN      | 401,661           | 336,793           | 204,971           | 202,322           | 162,542           | -20%               |
| AGRICULTURE, FORESTRY, FI      | 144,270           | 205,859           | 234,217           | 202,286           | 187,204           | -7%                |
| ARTS AND ENTERTAINMENT         | 677,310           | 674,135           | 737,507           | 731,228           | 477,017           | -35%               |
| CONSTRUCTION CONTRACTING       | 486,586           | 381,548           | 385,926           | 336,222           | 397,914           | 18%                |
| EDUCATIONAL SERVICES           | 47,609            | 53,633            | 55,190            | 75,184            | 44,879            | -40%               |
| FINANCE AND INSURANCE          | 16,893            | 28,566            | 25,924            | 29,481            | 40,410            | 37%                |
| GUIDING LAND                   | 132,975           | 169,829           | 228,047           | 258,602           | 79,186            | -69%               |
| GUIDING WATER                  | 6,225,895         | 6,158,152         | 6,061,804         | 5,988,975         | 4,822,074         | -19%               |
| HEALTH CARE AND SOCIAL AS      | 131,576           | 134,541           | 80,786            | 45,090            | 28,941            | -36%               |
| HOTEL/MOTEL/BED & BREAKFA      | 7,026,750         | 7,153,924         | 7,518,922         | 8,375,973         | 6,389,397         | -24%               |
| INFORMATION                    | 1,108,504         | 1,093,603         | 1,031,736         | 1,037,924         | 935,171           | -10%               |
| MANAGEMENT OF COMPANIES        | -                 | -                 | -                 | 311,026           | -                 | -100%              |
| MANUFACTURING                  | 581,747           | 633,841           | 641,802           | 715,234           | 687,424           | -4%                |
| MINING/QUARRYING               | -                 | -                 | 150               | 10,926            | 26,838            | 146%               |
| PROFESSIONAL, SCIENTIFIC       | 732,636           | 771,398           | 770,672           | 761,163           | 823,623           | 8%                 |
| PUBLIC ADMINISTRATION          | 2,150,884         | 2,560,676         | 2,458,720         | 2,845,900         | 3,105,875         | 9%                 |
| REMEDATION SERVICES            | -                 | -                 | -                 | -                 | -                 | 0%                 |
| RENTAL COMMERCIAL PROPERT      | 63,881            | 101,707           | 130,158           | 95,207            | 81,163            | -15%               |
| RENTAL NON-RESIDENTAL PRO      | 256,561           | 246,013           | 238,829           | 234,955           | 129,139           | -45%               |
| RENTAL OF SELF-STORAGE &       | 643,544           | 561,005           | 528,323           | 537,757           | 570,643           | 6%                 |
| RENTAL PERSONAL PROPERTY       | 229,364           | 242,233           | 259,883           | 229,691           | 216,695           | -6%                |
| RENTAL RESIDENTAL PROPERT      | 1,799,042         | 1,835,339         | 1,880,675         | 1,834,018         | 1,708,348         | -7%                |
| RESTAURANT/BAR                 | 8,195,446         | 8,780,547         | 9,542,688         | 9,553,633         | 6,529,920         | -32%               |
| RETAIL TRADE                   | 29,665,962        | 30,421,714        | 34,053,544        | 34,490,183        | 34,754,701        | 1%                 |
| SERVICES                       | 2,202,016         | 2,645,475         | 2,305,938         | 2,586,137         | 2,465,235         | -5%                |
| TELECOMMUNICATIONS             | 419,879           | 428,326           | 511,781           | 332,138           | 468,600           | 41%                |
| TELECOMMUNICATIONS-CABLE       | 235               | 1,811             | 1,305             | 691               | 809               | 17%                |
| TIMBERING                      | -                 | 430               | -                 | -                 | -                 | 0%                 |
| TRANSPORTATION AND WAREHO      | 1,110,780         | 1,569,692         | 1,545,966         | 1,410,586         | 1,072,654         | -24%               |
| UTILITIES                      | 1,602,262         | 1,795,759         | 1,757,390         | 1,727,760         | 1,812,700         | 5%                 |
| WHOLESALE TRADE                | 193,516           | 214,032           | 298,755           | 280,016           | 291,360           | 4%                 |
| <b>TOTAL</b>                   | <b>66,247,784</b> | <b>69,200,581</b> | <b>73,491,609</b> | <b>75,240,308</b> | <b>68,310,460</b> | <b>-9%</b>         |
| <b>Applied Sales Tax 4.85%</b> | <b>3,213,018</b>  | <b>3,356,228</b>  | <b>3,564,343</b>  | <b>3,649,155</b>  | <b>3,313,057</b>  | <b>(336,098)</b>   |

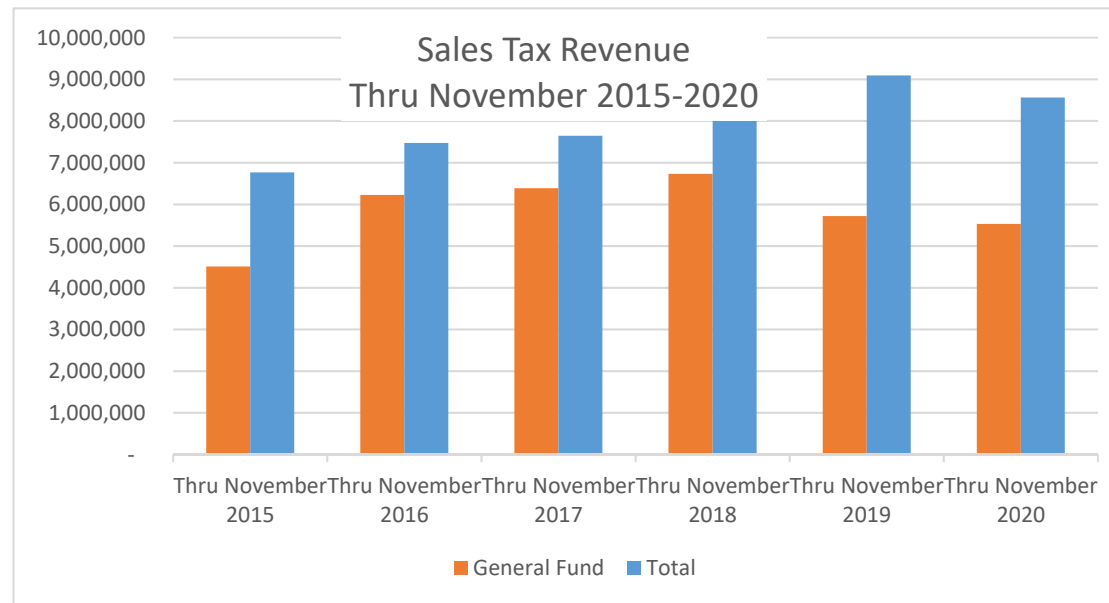
**Attachment B**  
Quarterly LOB Taxable Sales  
Presented December 14, 2020

|                            | Q1<br>2016        | Q2<br>2016        | Q3<br>2016        | Q4<br>2016        | Q1<br>2017        | Q2<br>2017        | Q3<br>2017        | Q4<br>2017        | Q1<br>2018        | Q2<br>2018        | Q3<br>2018        | Q4<br>2018        | Q1<br>2019        | Q2<br>2019        | Q3<br>2019        | Q4<br>2019        | Q1<br>2020        | Q2<br>2020        | Q3<br>2020        |
|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| ADMINISTRATIVE, WASTE MAN  | 214,519           | 307,936           | 401,661           | 224,073           | 207,412           | 305,688           | 336,793           | 164,649           | 155,528           | 203,986           | 204,971           | 155,250           | 136,996           | 211,749           | 202,322           | 166,876           | 126,571           | 115,955           | 162,542           |
| AGRICULTURE, FORESTRY, FI  | 4,143             | 110,003           | 144,270           | 22,190            | 14,600            | 144,996           | 205,859           | 49,869            | 33,710            | 203,853           | 234,217           | 37,022            | 640,248           | 160,020           | 202,286           | 44,149            | 18,712            | 111,415           | 187,204           |
| ARTS AND ENTERTAINMENT     | 253,949           | 417,206           | 677,310           | 268,703           | 249,016           | 472,227           | 674,135           | 328,352           | 249,287           | 501,469           | 737,507           | 277,357           | 253,475           | 548,940           | 731,228           | 303,677           | 216,312           | 165,688           | 477,017           |
| CONSTRUCTION CONTRACTING   | 372,572           | 477,737           | 486,586           | 406,932           | 484,978           | 438,379           | 381,548           | 372,787           | 315,934           | 409,170           | 385,926           | 386,079           | 333,640           | 373,100           | 336,222           | 364,590           | 367,431           | 392,005           | 397,914           |
| EDUCATIONAL SERVICES       | 66,901            | 50,233            | 47,609            | 73,547            | 71,272            | 52,994            | 53,633            | 66,973            | 61,687            | 54,866            | 55,190            | 78,859            | 58,316            | 56,928            | 75,184            | 90,528            | 72,931            | 42,283            | 44,879            |
| FINANCE AND INSURANCE      | 15,710            | 17,884            | 16,893            | 16,324            | 19,204            | 23,980            | 28,566            | 30,128            | 27,385            | 25,820            | 25,924            | 27,189            | 28,275            | 36,654            | 29,481            | 26,563            | 26,553            | 19,785            | 40,410            |
| GUIDING LAND               | 41                | 65,599            | 132,975           | 500               | -                 | 94,324            | 169,829           | 5,898             | -                 | 105,778           | 228,047           | -                 | -                 | 125,677           | 258,602           | -                 | -                 | 42,822            | 79,186            |
| GUIDING WATER              | 104,823           | 2,687,936         | 6,225,895         | 78,346            | 36,497            | 2,697,548         | 6,158,152         | 117,984           | 79,447            | 2,869,368         | 6,061,804         | 134,694           | 187,753           | 2,985,820         | 5,988,975         | 120,809           | 110,697           | 1,359,274         | 4,822,074         |
| HEALTH CARE AND SOCIAL AS  | 45,037            | 76,757            | 131,576           | 63,034            | 77,243            | 126,554           | 134,541           | 54,418            | 80,890            | 95,062            | 80,786            | 50,658            | 78,958            | 62,473            | 45,090            | 38,063            | 21,795            | 15,422            | 28,941            |
| HOTEL/MOTEL/BED & BREAKFA  | 1,789,574         | 4,657,728         | 7,026,750         | 1,712,384         | 1,532,096         | 4,558,923         | 7,153,924         | 1,641,953         | 1,490,223         | 4,422,516         | 7,518,922         | 1,455,582         | 1,543,084         | 4,629,194         | 8,375,973         | 1,734,109         | 1,279,481         | 2,828,851         | 6,389,397         |
| INFORMATION                | 1,127,408         | 1,115,491         | 1,108,504         | 1,043,506         | 1,020,993         | 1,084,186         | 1,093,603         | 985,693           | 972,981           | 1,061,677         | 1,031,736         | 1,008,965         | 984,852           | 978,052           | 1,037,924         | 992,162           | 983,669           | 883,165           | 935,171           |
| MANAGEMENT OF COMPANIES    | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 | -                 |
| MANUFACTURING              | 237,863           | 470,938           | 581,747           | 326,180           | 225,385           | 503,806           | 633,841           | 318,410           | 249,843           | 530,866           | 641,802           | 339,803           | 281,903           | 756,819           | 715,234           | 406,462           | 344,961           | 505,214           | 687,424           |
| MINING/QUARRYING           | -                 | -                 | -                 | -                 | 500               | -                 | -                 | -                 | -                 | 150               | 150               | 150               | 150               | 1,150             | 10,926            | 19,981            | 3,220             | 14,961            | 26,838            |
| PROFESSIONAL, SCIENTIFIC   | 654,874           | 773,463           | 732,636           | 647,970           | 698,422           | 708,767           | 771,398           | 700,387           | 691,012           | 756,620           | 770,672           | 680,434           | 648,929           | 785,571           | 761,163           | 635,037           | 702,504           | 767,048           | 823,623           |
| PUBLIC ADMINISTRATION      | 644,546           | 954,300           | 2,150,884         | 1,188,557         | 1,100,933         | 1,309,629         | 2,560,676         | 999,094           | 816,016           | 1,427,693         | 2,458,720         | 1,143,132         | 829,928           | 1,432,737         | 2,845,900         | 1,022,188         | 971,581           | 1,368,423         | 3,105,875         |
| REMEDIATION SERVICES       | 32,704            | -                 | -                 | -                 | 32,666            | -                 | -                 | -                 | 38,717            | -                 | -                 | -                 | 33,767            | -                 | -                 | -                 | -                 | -                 | -                 |
| RENTAL COMMERCIAL PROPERT  | 42,061            | 59,602            | 63,881            | 59,815            | 58,558            | 96,775            | 101,707           | 61,466            | 69,250            | 85,800            | 130,158           | 64,428            | 196,565           | 99,765            | 95,207            | 60,191            | 58,935            | 80,696            | 81,163            |
| RENTAL NON-RESIDENTIAL PRO | 128,148           | 170,232           | 256,561           | 171,965           | 128,347           | 180,793           | 246,013           | 146,382           | 144,070           | 187,303           | 238,829           | 148,707           | 138,064           | 184,240           | 234,955           | 126,417           | 92,816            | 90,896            | 129,139           |
| RENTAL OF SELF-STORAGE &   | 249,716           | 296,770           | 643,544           | 385,338           | 201,259           | 248,428           | 561,005           | 284,593           | 232,561           | 265,933           | 528,323           | 276,934           | 217,415           | 272,863           | 537,757           | 294,635           | 231,287           | 271,739           | 570,643           |
| RENTAL PERSONAL PROPERTY   | 132,816           | 166,630           | 229,364           | 147,841           | 138,081           | 197,202           | 242,233           | 150,791           | 148,701           | 210,142           | 259,883           | 157,676           | 141,046           | 221,419           | 229,691           | 174,262           | 165,835           | 194,678           | 216,695           |
| RENTAL RESIDENTIAL PROPERT | 1,020,110         | 1,510,996         | 1,799,042         | 1,052,578         | 1,035,396         | 1,512,623         | 1,835,339         | 1,140,120         | 1,146,434         | 1,638,398         | 1,880,675         | 1,089,752         | 1,077,295         | 1,632,238         | 1,834,018         | 1,116,156         | 1,101,887         | 1,402,570         | 1,708,348         |
| RESTAURANT/BAR             | 3,145,686         | 6,149,338         | 8,195,446         | 3,149,958         | 2,787,404         | 6,211,565         | 8,780,547         | 3,337,515         | 3,101,373         | 6,773,895         | 9,542,688         | 3,482,700         | 3,179,549         | 6,848,886         | 9,553,633         | 3,501,273         | 2,514,895         | 3,762,292         | 6,529,920         |
| RETAIL TRADE               | 12,275,910        | 24,767,175        | 29,665,962        | 14,894,226        | 12,505,192        | 24,992,523        | 30,421,714        | 15,948,127        | 12,769,708        | 27,043,054        | 34,053,544        | 17,314,037        | 14,151,272        | 29,033,873        | 34,490,183        | 18,463,774        | 15,612,943        | 27,598,497        | 34,754,701        |
| SERVICES                   | 1,675,348         | 2,384,956         | 2,202,016         | 1,708,265         | 1,799,351         | 2,703,585         | 2,645,475         | 2,078,565         | 1,894,742         | 2,768,109         | 2,305,938         | 2,071,964         | 1,749,725         | 2,701,456         | 2,586,137         | 2,001,089         | 1,608,833         | 2,196,866         | 2,465,235         |
| TELECOMMUNICATIONS         | 387,800           | 396,570           | 419,879           | 430,659           | 408,560           | 430,719           | 428,326           | 440,014           | 449,669           | 469,468           | 511,781           | 534,464           | 401,118           | 337,618           | 332,138           | 334,477           | 335,461           | 440,569           | 468,600           |
| TELECOMMUNICATIONS-CABLE   | 75                | 653               | 235               | 130               | 627               | 642               | 1,811             | 2,771             | 574               | 1,202             | 1,305             | 519               | 495               | 6,282             | 691               | 429               | 861               | 516               | 809               |
| TIMBERING                  | 487               | -                 | -                 | -                 | 500               | -                 | 430               | -                 | -                 | -                 | -                 | 500               | 505               | -                 | -                 | -                 | -                 | -                 | -                 |
| TRANSPORTATION AND WAREHO  | 141,573           | 664,934           | 1,110,780         | 144,554           | 190,285           | 780,040           | 1,569,692         | 178,728           | 177,563           | 853,236           | 1,545,966         | 168,374           | 196,800           | 925,578           | 1,410,586         | 165,792           | 195,409           | 347,778           | 1,072,654         |
| UTILITIES                  | 2,070,114         | 1,772,903         | 1,602,262         | 1,993,120         | 2,322,217         | 1,992,650         | 1,795,759         | 2,156,588         | 2,445,497         | 2,058,123         | 1,757,390         | 2,045,862         | 2,503,521         | 2,114,934         | 1,727,760         | 2,028,860         | 2,710,459         | 2,197,539         | 1,812,700         |
| WHOLESALE TRADE            | 231,382           | 340,526           | 193,516           | 404,805           | 262,379           | 317,823           | 214,032           | 421,454           | 325,567           | 355,069           | 298,755           | 355,568           | 296,494           | 398,831           | 280,016           | 223,920           | 273,328           | 338,319           | 291,360           |
| <b>TOTAL</b>               | <b>27,065,890</b> | <b>50,864,496</b> | <b>66,247,784</b> | <b>30,615,500</b> | <b>27,609,373</b> | <b>52,187,369</b> | <b>69,200,581</b> | <b>32,183,709</b> | <b>28,168,369</b> | <b>55,378,476</b> | <b>73,491,609</b> | <b>33,486,659</b> | <b>30,290,138</b> | <b>58,049,081</b> | <b>75,240,308</b> | <b>34,456,469</b> | <b>30,149,367</b> | <b>47,565,777</b> | <b>68,310,460</b> |

## Attachment C

Thru November Sales Tax Revenue Received  
Presented December 14, 2020

|                | Thru<br>November<br>2015 | Thru<br>November<br>2016 | Thru<br>November<br>2017 | Thru<br>November<br>2018 | Thru<br>November<br>2019 | Thru<br>November<br>2020 |
|----------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| General Fund   | 4,509,952                | 6,226,541                | 6,384,735                | 6,732,247                | 5,717,737                | 5,528,807                |
| HAWSP          | 1,127,488                | 1,245,424                | 1,261,217                | 1,346,765                | 1,406,001                | 1,130,717                |
| HART-Roads     | 1,014,739                | -                        | -                        | -                        | 1,265,401                | 1,201,777                |
| HART-Trails    | 112,749                  | -                        | -                        | -                        | 140,600                  | 157,766                  |
| Police Station | -                        | -                        | -                        | -                        | 562,400                  | 543,817                  |
| <b>Total</b>   | <b>6,764,929</b>         | <b>7,471,965</b>         | <b>7,645,952</b>         | <b>8,079,012</b>         | <b>9,092,140</b>         | <b>8,562,884</b>         |



**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



## City of Homer

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

## Homer Public Library

500 Hazel Avenue  
Homer, AK 99603

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

(p) (907)-235-3180

(f) (907)-235-3136

### Memorandum

TO: City Manager Rob Dumouchel

THROUGH:

FROM: Library Director Dave Berry

DATE: December 10, 2020

SUBJECT: Matching Donations to Library Endowment Fund

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Yesterday, the library was contacted by an anonymous donor who offered to match contributions to the Library Endowment Fund through the end of this calendar year. The donor will match contributions 1-to-1 up to a maximum of \$10,000.

The Library Endowment Fund was established by the City in April 2020. It is managed by the Homer Foundation. It supports purchases of library materials, upgrades or replacements of library equipment, and improvements to the library facilities.



**From:** [jason.pinsky](#)  
**To:** [Department Planning](#)  
**Subject:** Please Help  
**Date:** Monday, December 28, 2020 1:26:55 PM

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

Good Day,

I am a resident of Rangeview Ave. I have a neighbor that burns beach coal. I have dealt with this for years and even offered to buy them cord wood. The fumes make it unpleasant and unhealthy to live next to them.

I have young children who play outside with other neighborhood children who are regularly breathing the particulate and smoke from their chimneys.

Other neighbors also find the hazardous fumes to be a nuisance and I have encouraged them to pursue this matter also.

Burning this wet and low grade coal creates an unacceptable health hazard to those living nearby who have a right to clean air. The close proximity of homes in this area make the burning of coal incompatible with a healthy and clean residential neighborhood for everyone. The current city code provides no protection from this undeniable and avoidable health hazard.

I would like to propose 2 solutions to this problem which affects numerous residents. The first solution is a ban on burning coal within city limits. Anyone who has smelled burning beach coal should support this measure. Not only is it a health issue but also an environmental one.

I would also like to see the nuisance standard (HC 21.59) added to the urban residential district (HC 21.14). This is long overdue as it provides town residents protection from nuisance neighbors. Currently the city code does not include the "nuisance standard" to the urban residential district which denies residents an avenue to pursue protection from nuisance neighbors.

Please share this e-mail with anyone who can help further this extremely important issue.

Thank you for your consideration in this matter.

Kind Regards,

Jason Pinsky

[652 Rangeview Ave](#)

[\(907\)399-1362](#)

[Larspinsky@gmail.com](mailto:Larspinsky@gmail.com)

Sent from my iPhone

