



Homer City Hall

491 E. Pioneer Avenue

Homer, Alaska 99603

www.cityofhomer-ak.gov

City of Homer Agenda

Planning Commission Special Meeting

Wednesday, April 29, 2020 at 5:30 PM

City Hall Cowles Council Chambers via Zoom Webinar

Webinar ID: 927 0309 8414 Password: 752819

Dial 1-669-900- 6833 or 1-253-215 8782; (Toll Free) 888-788-0099 or 877- 853-5247

CALL TO ORDER, 5:30 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. Minutes of the March 4, 2020 Planning Commission Meeting **p. 3**
- B. Petition to Vacate a Utility Easement at 3780 Bartlett St. **p. 11**
- C. Time Extension Request for Christensen Tracts 2009 Addition Preliminary Plat **p. 21**

PRESENTATIONS / VISITORS

REPORTS

- A. Staff Report 20-22, City Planner's Report **p. 23**

PUBLIC HEARINGS

- A. Staff Report 20-24, Conditional Use Permit 20-06 for total building area exceeding 8,000 square feet at 3935 Svedlund St. **p. 27**
- B. Staff Report 20-23, Conditional Use Permit 20-05 for a harbor overslope development at 4081A Freight Dock Rd. **p. 45**

PLAT CONSIDERATION

- A. Staff Report 20-25, Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat **p. 105**

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. City Manager Reports for March 9, March 23, and April 13 City Council Meetings **p. 121**
- B. KPB Notice of Plat Committee Decision, Fairview Sub 2019 Replat Preliminary Plat **p. 191**

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 scheduled for Wednesday, May 20, 2020 at 5:30 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 20-05, a Regular Meeting of the Planning Commission was called to order by Chair Venuti at 6:30 p.m. on March 4, 2020 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS PETSKA-RUBALCAVA, BENTZ, HIGHLAND, BOS, SMITH AND VENUTI

ABSENT: COMMISSIONER DAVIS (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

The Commission met for a worksession from 5:30 p.m. until 6:15 p.m. prior to the meeting on the topic of Tree Preservation. The discussion covered how trees and removal are handled in Homer City Code Title 21, under Site Development Standards.

APPROVAL OF THE AGENDA

Chair Venuti called for a motion to approve the agenda.

HIGHLAND/SMITH – SO MOVED.

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. Planning Commission Regular Meeting Minutes of February 19, 2020
- B. Memorandum PL 20-04 Recommendations on HAWSP Special Assessment District Evaluation Criteria

Chair Venuti requested a motion to approve the Consent Agenda.

HIGHLAND/BENTZ – SO MOVED.

City Planner Abboud confirmed that the Commissioners reviewed the content of the Memorandum PL 20-04. There was a voiced general consent from the Commission present.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

A. Staff Report 20-18, City Planner's Report

City Planner Abboud provided a summary of Staff Report 20-18 and commented further on the following:

- City Council has made an offer to Randy Robertson
 - o Start date is in the air if accepted, May be June, possibly interim City Manager will be hired or he (City Planner) will be Acting City Manager which would impact the Commission worklist
- Public Works - location of a new facility possible site land purchase between Heath Street and Lake Street
- Fire Department indicated a desire to repurpose the Old Police building for additional training space, storage and offices.
- HAWSP Memorandum will be forwarded to City Council for the meeting on Monday
- The Kenai Peninsula Borough is forming a new Kachemak Bay Advisory Planning Commission and there will be a seat for a member of the Homer Planning Commission on that Board. Any member who is interested in sitting on that Board can submit an application.
- Adding a review of the Community Design Manual to the worklist since it is quite outdated and very difficult to understand. Certain criteria should be considered for codification to make it easier.
- Commissioner Attendance for April 13th and 27th Council Meetings
 - o Commissioner Bos volunteered for April 13th
 - o Commissioner Highland volunteered for April 27th

PUBLIC HEARING(S)

PLAT CONSIDERATION

A. Staff Report 20-19, A.A. Mattox 2020 Addition Preliminary Plat

Chair Venuti introduced the item by reading the title into the record and the inquired if there were any declarations of Conflict from the Commissioners.

Commissioner Petska-Rubalcava declared she had a conflict.

BOS/HIGHLAND MOVED THAT COMMISSIONER PETSKA-RUBALCAVA HAD A CONFLICT OF INTEREST.

Commissioner Petska-Rubalcava explained that she does a significant amount of work for the applicant on a yearly basis.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Petska – Rubalcava left the Council Chambers.

Chair Venuti declared he had a conflict citing a close personal and business relationship with the Applicants.

BOS/HIGHLAND MOVED THAT COMMISSIONER VENUTI HAD A CONFLICT OF INTEREST.

There was no further discussion noting the explanation given.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Venuti turned the meeting over to Vice Chair Smith and retired to the audience.

City Planner Abboud provided a summary of Staff Report 20-19 for the Commission.

The Applicant was not present, Tom Latimer, of Orion Surveyors, surveyor for the applicant was present to answer any questions that the Commission may have regarding the project.

Vice Chair Smith opened the public comment period and seeing no one in the audience coming forward to comment he closed the public comment period and opened the floor to questions from the Commission.

The Commission inquired about the following:

- Flag Lots- status of the Borough decisions on them is 150 feet
- Driveway locations is the choice determined by the section line easement and avoids the wet areas

BENTZ/BOS MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. IN ACCORDANCE WITH HCC 11.04.040 THE CITY SHALL REQUIRE NEW SUBDIVISIONS TO DEDICATE RIGHT OF WAY ACCORDING TO WIDTHS SPECIFIED IN HCC 11.04.060 DEDICATE THE 9.85 FEET OF RIGHT OF WAY ALONG THE LOTS 28-A, 28-B, 28-C, AND 28-D.
2. DEDICATE A 15 FOOT UTILITY EASEMENT ALONG RIGHTS OF WAY PER HCC 22.10.051(a)
3. WORK WITH PUBLIC WORKS ON WATER AND SEWER UTILITY

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioners Venuti and Petska-Rubalcava returned to the table and Vice Chair Smith returned the gavel to Chair Venuti.

PENDING BUSINESS

A. Staff Report 20-20, Medical District Planning

Chair Venuti introduced the item by reading the title into the record.

City Planner Abboud provided a summary of Staff Report 20-20 to the Commission.

A discussion ensued between the Commissioners and City Planner Abboud on the following:

- Response on valuation assessments from the Kenai Peninsula Borough Tax Assessor
- Moving the Hohe boundary line
 - o Would not affect the current businesses already there
 - o Uses are allowed in Residential Office District
 - o Property Taxes/Assessments may increase due to change to commercial from residential but this could increase the “value” of property for resale purposes making it more desirable to be in the Medical District
 - o Property owners can petition to be included in the district
- Public Comment received on proposed boundaries
- Inclusion of a parcel that is zoned Rural Residential and is thus outside the Residential Office
 - o Integrity of the hillside
 - o Access to that parcel due to location
 - o Possible risk to the hospital
 - No conclusive/tangible reports on the stability of the bluff has been presented
 - There has not been a reported slough on the bluff in 2200 years according to the report presented a few meetings back
 - Require the science to back up the Commission comments
 - Instances in other locations of steep slope that were disturbed that ended badly
- Storm water Drainage from above/behind the hospital

HIGHLAND/BENTZ MOVED TO LEAVE THE EASTERN BOUNDARY IN THE CENTER OF HOHE STREET FOR THE MEDICAL DISTRICT.

A brief discussion ensued on the pros and cons to leave the boundary down Hohe street or move it to one lot in along Hohe, defining that property owners can petition to be included in the district; expanding the boundary one lot in will include property that is already being used

as a medical service, the traffic impacts and uses that exist are also reason to leave the boundary at one lot in not the center line.

VOTE. YES. HIGHLAND, BOS, PETSKA-RUBALCAVA

VOTE. NO. BENTZ, VENUTI, SMITH.

Motion failed.

City Planner Abboud requested a parliamentary opinion on this motion. Noting that this will delay the decision on this topic at this time.

Deputy City Clerk Krause provided some input on the parliamentary aspects of the motion being voted down.¹

Discussion then ensued on building heights and roof pitch. The following comments and points were made by Commissioners and City Planner Abboud:

- Pitched roofs are not used on commercial buildings due to inherent danger with snow sloughing off endangering people.
- Opposition to tall buildings
- Height of the South Peninsula Hospital
- Taller buildings/high-rises should be planned for if they want to grow Homer
- Tall buildings with flat roof and architectural features should be allowed north of Fairview Avenue in the district

SMITH/BENTZ MOVED TO LIMIT THE BUILDING HEIGHT TO 65 FEET IN THE PROPOSED MEDICAL DISTRICT WITH EXCEPTIONS FOR ELEVATIONS SUCH AS ELEVATOR SHAFTS OR MECHANICAL ESSENTIALS.

There was a brief discussion on tall buildings over 35 feet being granted by Conditional Use Permit in the proposed district and defining that this limits a building to actually 4 stories, noting that it could contain two floors of parking and two for offices; a typical floor is 14 feet.

VOTE. YES. SMITH, VENUTI, BENTZ, PETSKA-RUBALCAVA, BOS

VOTE. NO. HIGHLAND.

Motion carried.

¹ The vote resulted in a tie. Four votes are needed to forward a decision. The original proposed eastern boundary of the center of Hohe Street is still on the table for consideration. The Commission requested to see the alternate eastern boundary as one lot in but no motion was offered to make that the eastern boundary.

City Planner Abboud requested comment and discussion on landscaping options for screening parking lots in the district referencing some of the information provided in the packet for the Tree Preservation item.

Commissioners and City Planner Abboud commented and discussed the following with regards to the draft ordinance on landscaping and parking lots in particular:

- Suggestion to implement a “landscape credit” program for natural or undisturbed vegetation instead of removing all existing natural vegetation
- Recommended inserting the above recommendation in lines 106-112 using specific language requirements for landscaping
- Screening requirements, line 113, could state “continuous” which would better block the view of parking lots from residential lots
- Inclusion of green infrastructure in the proposed Medical District at this time since Staff has not been able to approach the subject with a more informed entity on best practices
- Storm water requirements and interpretations are dependent upon the amount of impervious surface and insert dimensional requirements on parking lots, places in the area
- Considering dimensional requirements, when talking about impervious surfaces, building, and parking lot areas and identification of areas on the property that were of high value as natural infrastructure versus better suited for building and there is language included in the dimensional requirements for buildings but it is not apparent for parking lots.
- Desire to implement landscape and green infrastructure requirements in creating a new district from the start that could actually be used to complement infrastructure in general and could result in reducing costs to the municipality for water and storm water treatment. There is uncertainty on implementation strategies in arctic conditions. Example was providing using the total impervious areas and the different runoff rates are for each area such as ditches, rooftops, parking lots, etc. then based on those figures would be the amount of green infrastructure required from simple things to bio-engineered rain gardens which is believed to be needed in this area due to the soil conditions.
- Storm water requirements are determined per location and based on the amount of proposed impervious surface. Staff would like to have studies conducted to determine best practices.
- Consideration of the existing soil conditions when making decisions, existing storm water controls, slope, drainage, etc.
- Staff will provide information and examples of landscaping at the next meeting
- Requirements for parking which would be allowed outright in the district
 - o Requirements should be outlined in development standards if you want to be more descriptive or restrictive
 - o Parking Garages would be considered under structures and by conditional use permit
- Consideration to increase the percentage of the building area since the majority of lots in the proposed district are smaller and would trigger a Conditional Use Permit

NEW BUSINESS

A. Staff Report 20-21, Tree Preservation

Chair Venuti introduced the item by reading of the title and noted that they discussed this in their worksession.

City Planner Abboud requested clarification on where they ended the discussion on this item as he has noted that they do want slash piles.

The Commission and City Planner Abboud commented, discussed and recommended the following:

- what mechanism can the city create that would be acceptable to manage private property for trees.
- Instituting requirements for implementation on city owned property first
- The creation of a site development standard regarding management of trees
- Additional burden on city budget with expectations of oversight
- Commissioner to consult with Homer Soil & Water Conservation District on best management practice
- Consult with other departments and Parks, Art, Recreation & Culture Advisory Commission on reviewing the Alaska State Department of Natural Resources document, *Developing Community Tree Ordinances*, to see if there is any portion that is implementable on city owned property before creating an ordinance before there is more work done by the Commission at this time.
- Educating Property Owners on Removing Vegetation
- Fine tune development standards and nuisance standards for items like slash piles
- Expressed caution on trying to regulate what property owners can or cannot do on their property
- Requested a presentation on soils by the Homer Soil & Water Conservation District
- Recommended interested Commissioners approach entities that had a project that was funded by the city such as the Land Trust which is believed to have had a community garden or similar forestry project.

INFORMATIONAL MATERIALS

- A. City Manager Report for February 24, 2019 City Council Meeting
- B. Kenai Peninsula Borough Notice of decisions
 - Nils O Svedlund Subdivision Nomar 2020 Addition

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Krause commented that it was a good meeting, informative.

COMMENTS OF THE COMMISSION

Commissioner Highland thanked everyone for their patience.

Commissioner Bos commented it was a fabulous meeting tonight.

Commissioner Bentz reminded the Commission of the one day conference on Estimating Your Local Marine Economy, March 18, 2020 in Homer hosted by NOAA.

Commissioner Smith thanked the Planning Staff, announced the Native Youth Games at the High School this weekend and expressed his appreciation for the food provided tonight.

Chair Venuti commented that it was a good meeting, he did not have anything to add but hopes the recent cold he had is not caught by any of the Commissioners, stating it was the worst he has experienced.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:15 p.m. The next regular meeting is scheduled for Wednesday, April 1, 2020 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession scheduled at 5:30 p.m. prior to the meeting.

RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: _____



Kenai Peninsula Borough Planning Department
144 North Binkley
Soldotna, Alaska 99669-7599
Toll free within the Borough 1-800-478-4441, extension 2200
(907) 714-2200

Petition to Vacate Utility Easement
No Public Hearing Required

Submit completed form to the Kenai Peninsula Borough Planning Department, 144 North Binkley St., Soldotna, AK 99669

Upon receipt of complete application with all required attachments the vacation will be scheduled for Planning Commission action. The petitioner must secure and submit written comments from utility companies. If the easement is within city limits; secure and submit city's written comments. **The completed petition, with all required attachments, accompanied by a \$75.00 non-refundable fee, must be submitted to the Planning Department a minimum of thirty (30) days prior to the meeting at which the Planning Commission will take action.**

☒ Fees - \$75.00 non-refundable fee attached.

To accomplish an approved vacation; a Planning Commission Resolution must be filed with the State Recorder to enter the vacation into the public records unless the vacation is accomplished by plat. Petitioner must pay filing fees (usually \$22-\$27).

☒ Utility easement requested to be vacated was granted by plat of Subdivision, filed as Plat No. 86-44 in Homer Recording District.

☒ Utility easement proposed to be vacated was granted by (specify type of document) as recorded in Book v64 Page 358 of the Homer Recording District. (Copy of recorded document must be submitted with petition)

☒ Comments from _____ Electric Association attached.

☒ Comments from _____ Gas Company attached.

☒ Comments from _____ Telephone Company attached.

☒ Comment from _____ Cable Company attached.

**Please note comments or no
comments on the sketch or plat that is
to be submitted with the petition.**

☐ Comments from the KPB Roads Department attached if applicable.

☒ Comments from City of _____ attached.

☒ One copy of plat or map (sketch) showing area proposed to be vacated. If easement was granted by document; one copy of recorded document must be submitted.

☒ If an existing structure is encroaching into easement; As-Built showing encroachment must be attached.

Is easement being used by utility company? ☒ Yes ☐ No
 If yes, which utility HEA

The petitioner must provide reasonable justification for the vacation. Reason for vacating:

Saves tree(s) on the lot by moving the building south; able to better use this small lot (0.28 acres);
HEA is OK with this vacation; helps make the entrance, which is set in stone, usable

The petition must be signed (written signature) by owners of the land subject to the easement proposed to be vacated. Each must include mail address and legal description of his / her property.

Submitted by: Signature _____ As ☒ Petitioner ☒ Representative

Name: Geoff Coble

Address: P.O. Box 1637

Phone: Homer, Alaska 99603
(907) 399-6366

Petitioners:

Signature _____

Name Geoff Coble

Address P.O. Box 1637

Homer, Alaska 99603

Signature _____

Name _____

Address _____

Owner of 3780 Bartlett Street Lot 36-A Owner of _____

Signature _____

Name _____

Address _____

Signature _____

Name _____

Address _____

Owner of _____

KENAI PENINSULA BOROUGH PLANNING DEPARTMENT
144 North Binkley Street
Soldotna, Alaska 99669-7520
Toll free within the Borough 1-800-478-4441, extension 2200 (907) 714-2200

UTILITY EASEMENT VACATION
Procedures by the Petitioner(s)

Some legally described and recorded utility easements are unimproved and not used. Under certain circumstances, some of these easements may be vacated.

If a utility easement is vacated in conjunction with a right-of-way vacation, the easement vacation can be accomplished on the same plat. In some cases, a utility easement vacation is accomplished by recording a Planning Commission Resolution with the appropriate District Recorder.

When a utility easement only is being vacated, surrounding owners within 300 feet of the proposed vacation are notified. The vacation notice is not placed in the paper, other than being shown as an agenda item.

When the application is complete, the planning director will take action on the requested vacation within ten working days, either approving or denying the requested vacation. If the director approves the vacation, a vacation resolution will be prepared and taken to the planning commission for adoption, in accordance with KPB 20.70.140 unless the vacation will be accomplished by a plat.

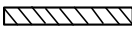
If the director denies the vacation, a letter containing the reasons supporting the denial will be sent to the petitioner. The director may choose to forward any utility easement vacation request to the planning commission for action. If the reasons for denial are resolved, the petitioner may submit a new petition for vacation with documentation that the issues have been resolved, accompanied by a new fee.

Denial of a vacation petition by the Kenai Peninsula Borough Planning Commission is a final act for which no further consideration shall be given by the Borough. Appeals from denials of vacations must be taken within 30 days to the Superior Court at Kenai, Alaska pursuant to Part VI of the Alaska Rules of Appellate Procedure.

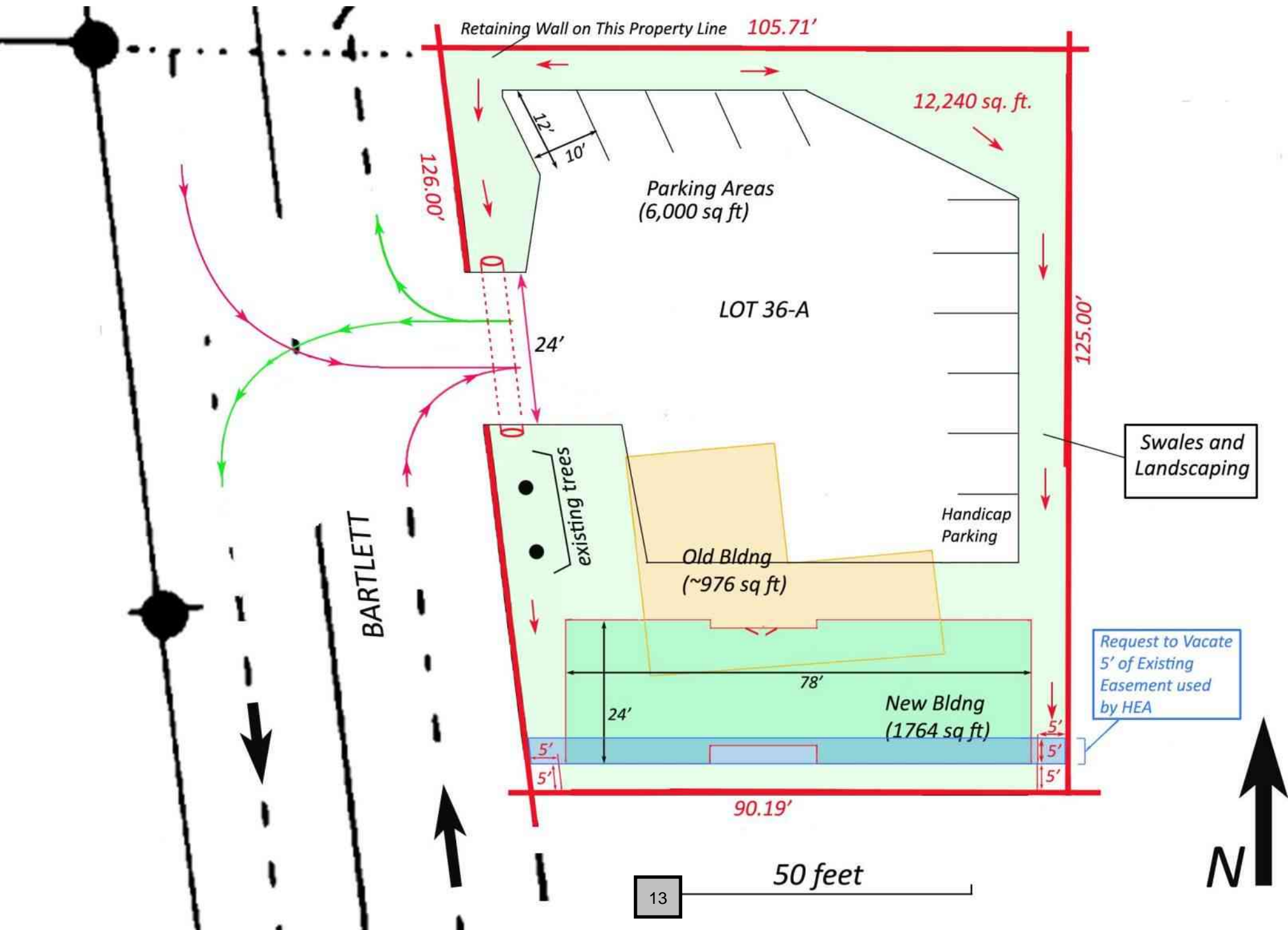
The following provides basic guideline steps to follow in securing the vacation.

Confer with the Borough Planning Department to determine if your proposed vacation is workable. This is an optional step.

Application must include the following:

- Description of proposed vacation.
- Reason for the vacation (**Petitioner is responsible for justifying the vacation.**)
- Name and address of all petitioners.
- Each petition filed by the adjoining property owners shall be signed by the owners of the land subject to the easement. Each signer must include his/her mailing address and description of his/her property.
- \$75.00 non-refundable fee with petition to vacate utility easement.
- If the utility easement vacation will be finalized by Planning Commission resolution, the petitioner(s) will be responsible for the recording fees.
- One copy of a clean / clear sketch of the proposed vacation showing the vacated portion hatched with slash marks (see example ) not to exceed 11 x 17 inches in size.
- If the utility easement vacation is within a city, copy of city planning commission minutes setting out city recommendations is to be submitted with the petition.
- The petitioner is responsible to obtain comments from the KPB Roads Department and all appropriate utility companies, with comments or no comments noted on the sketch or plat map.

All vacation petitions, with all necessary attachments, must be submitted to the Planning Department at least 30 days prior to meeting at which the petitioner wishes the vacation to be reviewed by the Planning Commission.



From: Travis Brown
Sent: Friday, April 10, 2020 3:40 PM
To: Jean Hughes
Cc: Rick Abboud; Julie Engebretsen
Subject: RE: Utility Easement Vacation Petition

Thanks. Your email response will be provided to the planning commission and passed along to the borough as well.

Travis

From: Jean Hughes
Sent: Thursday, April 9, 2020 5:30 PM
To: Travis Brown; Dan Gardner
Subject: RE: Utility Easement Vacation Petition

Travis,

I talked with Geoff about this vacation and PW has no objection.

Thanks!

Jean Hughes, Inspector
City of Homer
Public Works
907-435-3129 Direct
907-399-1951 Cell

From: Travis Brown <tbrown@ci.homer.ak.us>
Sent: Thursday, April 9, 2020 5:04 PM
To: Dan Gardner <DGardner@ci.homer.ak.us>; Jean Hughes <jhughes@ci.homer.ak.us>
Subject: Utility Easement Vacation Petition

Jean and Dan,

Please provide your comments on this request by the end of next week.

Thank you!

Travis Brown
Planning Technician
City of Homer



ENSTAR Natural Gas Company
A DIVISION OF SEMCO ENERGY
Engineering Department
Right of Way Section
401 E. International Airport Road
P. O. Box 190288
Anchorage, Alaska 99519-0288
(907) 277-5551
FAX (907) 334-7798

March 16, 2020

Geoff Coble
P.O. Box 1637
Homer, AK 99603

Re: Letter of Non-Objection - Utility Easement Vacation

To whom it may concern:

ENSTAR Natural Gas Company has no objection to the vacation of the north five feet (5 FT) of the ten foot (10 FT) wide utility easement parallel to the south lot line of Lot 36-A, Bunnell's Subdivision No. 17, according to Plat No. 86-44, records of the Homer Recording District, Third Judicial District, State of Alaska.

Sincerely,

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

Andrew Fraiser
Supervisor of ROW & Permitting
ENSTAR Natural Gas Company



March 17, 2020

Geoff Coble
P.O. Box 1637
Homer, AK 99603

Dear Mr. Coble,

GCI has no objection to vacating the inside 5 feet of the 10 foot utility easement on the south side of Lot 36-A, Bunnell's Subd. No. 17, 3780 Bartlett Street.

Sincerely

A handwritten signature in black ink that reads "Bradley Beck". The signature is written in a cursive, flowing style.

Bradley Beck
Manager, Technical Operations



March 17, 2020

Geoff Coble, MS PG
Coble Geophysical Services
Homer Professional Building, Suite #1
Homer, Alaska 99603

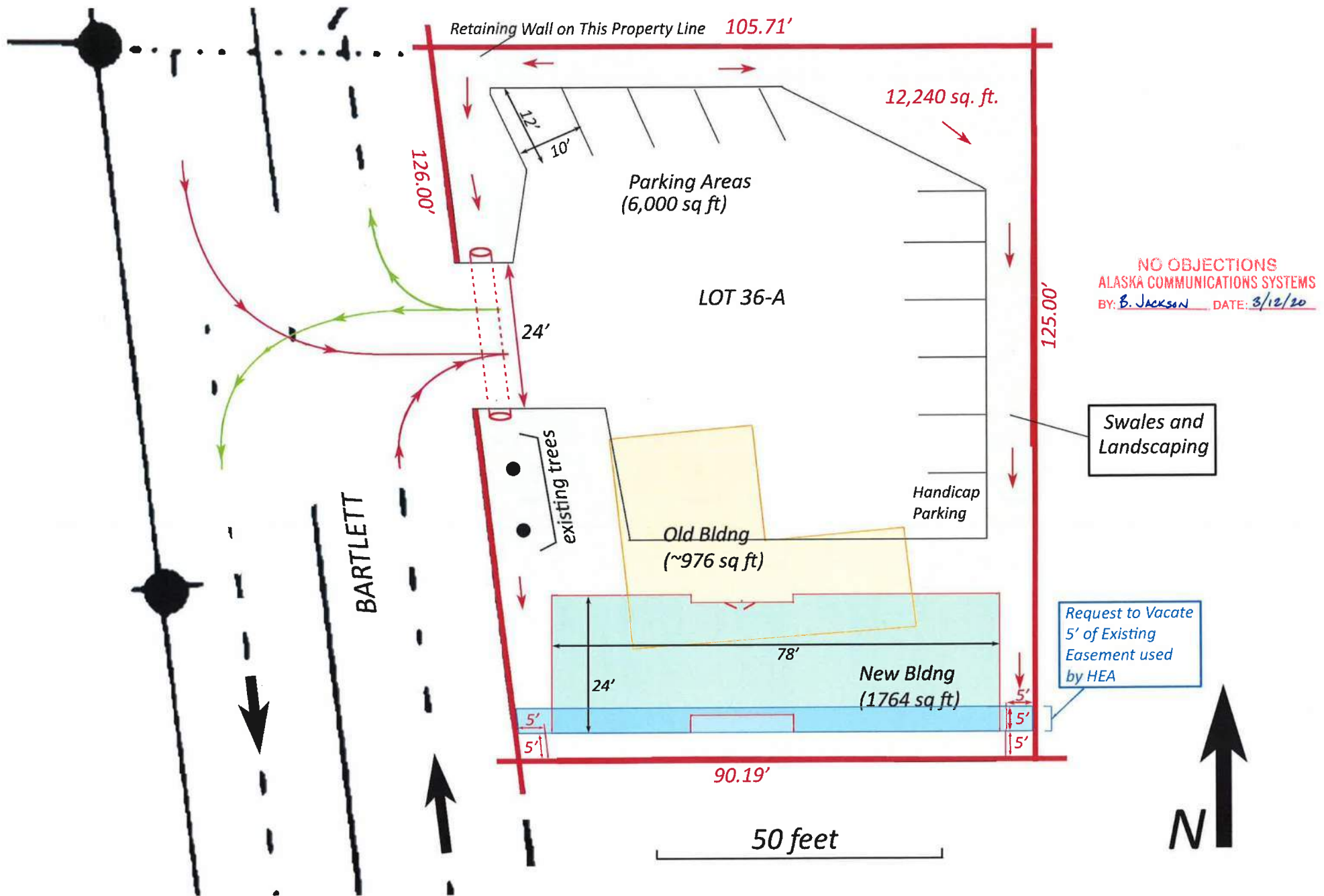
To whom it may concern,

GCI Communication Corp has no objection to the proposed vacation of the request to vacate 5' of the existing easement at the south property line of Lot 36A, also known as 3780 Bartlett Street, grid 4747.

Sincerely,

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

Markus Kofoed
Mgr. Sr, Field Services Central Region
GCI Communication Corp
5151 Fairbanks St.
Anchorage, AK 99503
907-868-6168 Office
907-868-8580 Fax





Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Charlie Pierce
Borough Mayor

April 22, 2020

City of Homer
491 East Pioneer Avenue
Homer, Alaska 99603

Re: Christensen Tracts 2009 Addition
Time Extension Request; KPB File 2010-024

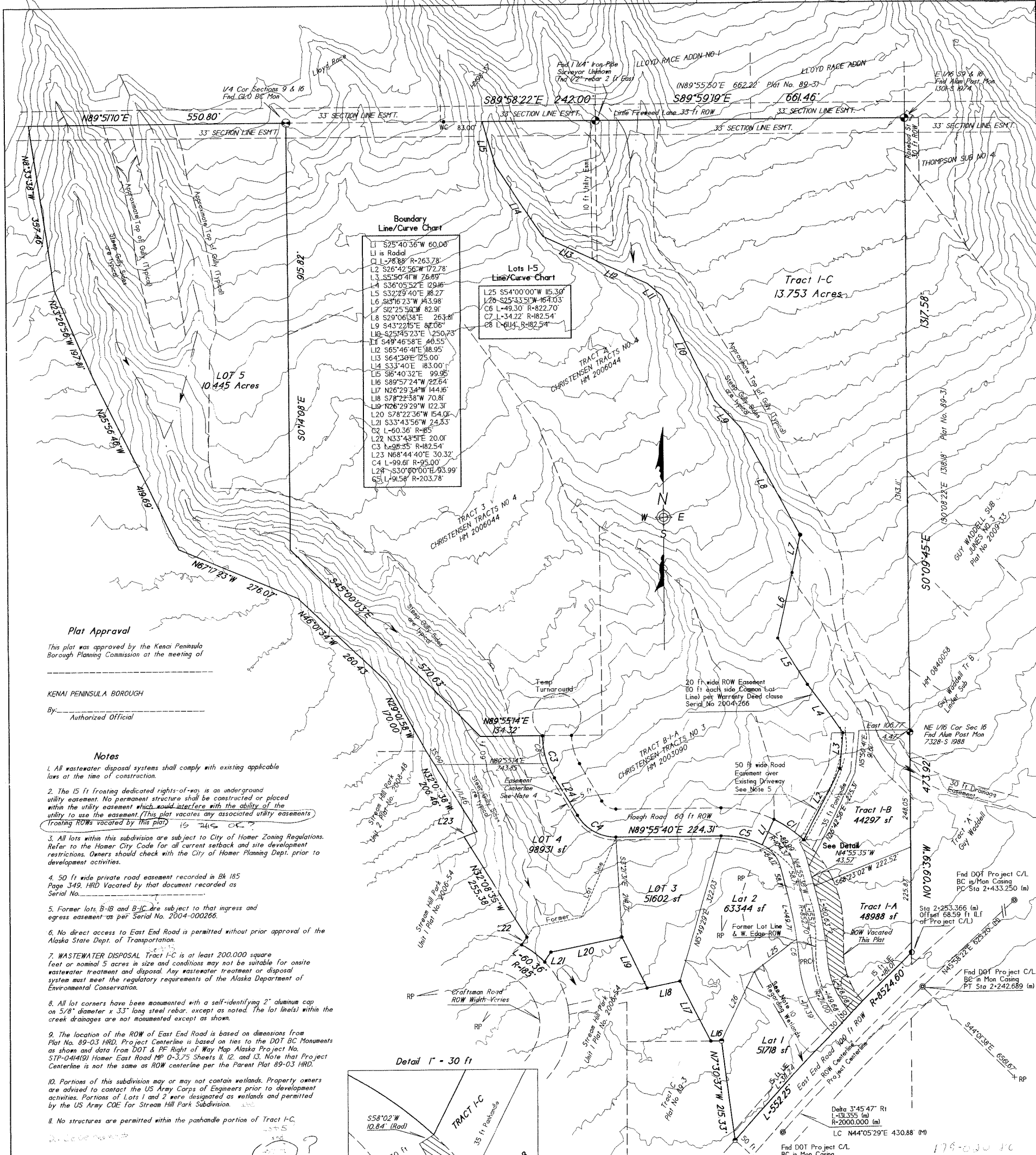
The owner is requesting a 2-year time extension for Christensen Tracts 2009 Addition, which is in the City of Homer.

The proposed subdivision received preliminary plat approval by the KPB Planning Commission on April 12, 2010. Approved time extension requests have since extended preliminary plat approval to May 14, 2020. Per KPB Planning Commission Resolution 89-27, concurrence by the city advisory planning commission is required for this request.

The time extension request is tentatively scheduled for the June 8, 2020 Planning Commission meeting as a consent agenda item. Platting staff is recommending that approval be extended through May 14, 2022, subject to concurrence of the Homer Advisory Planning Commission.

Thank you,

Peggy Clements
Platting Technician
Kenai Peninsula Borough Planning Department
(907) 714-2200
pclements@kpb.us



Plat Approval

This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of

KENAI PENINSULA BOROUGH

By: _____
Authorized Official

Notes

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- The 15 ft fronting dedicated rights-of-way is an underground utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability of the utility to use the easement. (This plat vacates any associated utility easements fronting ROWs vacated by this plat.)
- All lots within this subdivision are subject to City of Homer Zoning Regulations. Refer to the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer Planning Dept. prior to development activities.
- 50 ft wide private road easement recorded in Bk 185 Page 349. HRD Vacated by that document recorded as Serial No. _____
- Former lots B-1B and B-1C are subject to that ingress and egress easement as per Serial No. 2004-000266.
- No direct access to East End Road is permitted without prior approval of the Alaska State Dept. of Transportation.
- WASTEWATER DISPOSAL Tract I-C is at least 200,000 square feet or nominal 5 acres in size and conditions may not be suitable for onsite wastewater treatment and disposal. Any wastewater treatment or disposal system must meet the regulatory requirements of the Alaska Department of Environmental Conservation.
- All lot corners have been monumented with a self-identifying 2" aluminum cap on 5/8" diameter x 33" long steel rebar, except as noted. The lot lines within the creek drainages are not monumented except as shown.
- The location of the ROW of East End Road is based on dimensions from Plat No. 89-03 HRD. Project Centerline is based on ties to the DOT BC Monuments as shown and data from DOT & PF Right of Way Map Alaska Project No. STP-0414(9) Homer East Road MP 0-3.75 Sheets II, 12, and 13. Note that Project Centerline is not the same as ROW centerline per the Parent Plat 89-03 HRD.
- Portions of this subdivision may or may not contain wetlands. Property owners are advised to contact the US Army Corps of Engineers prior to development activities. Portions of Lots 1 and 2 were designated as wetlands and permitted by the US Army COE for Stream Hill Park Subdivision.
- No structures are permitted within the panhandle portion of Tract I-C.

Ownership Certificate

We hereby certify that we are the owners of the real property shown and described hereon and that we hereby adopt this plan of subdivision and by our free consent dedicate all rights-of-way to public use and grant all easements to the use shown.

We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

C. Michael Hough Date _____ and Michael Hough
3733 Ben Walters Lane Ste 2
Homer AK 99603

Shila Ann Hough aka Shila A. Hough aka Shila Hough
3733 Ben Walters Lane Ste 2
Homer AK 99603

Notary's Acknowledgement
Subscribed and sworn to me before me this _____ day
of _____ 20____

For C. Michael Hough

Notary Public for Alaska
My Commission Expires _____

Notary's Acknowledgement
Subscribed and sworn to me before me this _____ day
of _____ 20____

For Shila Ann Hough

Notary Public for Alaska
My Commission Expires _____

Surveyor's Certificate

I hereby certify that I am a Registered Land Surveyor and that this plat represents a survey made by me or under my direct supervision and the monuments shown hereon actually exist as described and that the dimensions and other details are correct to the best of my knowledge.

Date _____ Roger W. Imhoff LS 5780

Legend

- 2" Aluminum Cap on 5/8" steel rebar 5780-S
- Found Primary Monument as described
- Found 2" Alum Cap on rebar 2005 LS * Obliterated
- Found 1/2" Rebar per Plats 89-3 and 2000-51 HRD
- Drainage
- (M) Metric (DOT)
- (M) Measured Dimension
- ROW vacated this Plat.

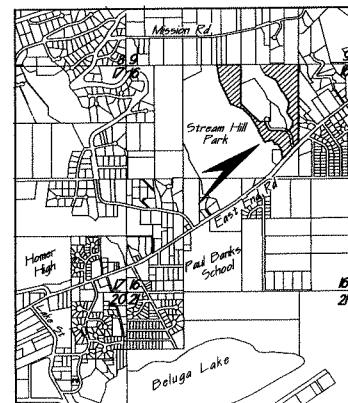
10 ft CONTOURS

Wastewater Disposal

Lots _____ and TRACTS I-A and I-B
Soil conditions, water table levels, and soil slopes in this subdivision have been found suitable for conventional onsite wastewater treatment and disposal systems serving single family or duplex residences and meeting the regulatory requirements of the Kenai Peninsula Borough. Any other type of onsite wastewater treatment and disposal system must be designed by a professional engineer, registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Lots _____ and TRACTS I-A and I-B
Soil conditions in this subdivision have been found unsuitable for conventional onsite wastewater treatment and disposal systems. Plans for a typical alternate wastewater system for use on lots in this subdivision are included in the Engineer's Subdivision and Soils Report and are available from the Kenai Peninsula Borough. All alternate onsite wastewater treatment and disposal systems must be designed by a professional engineer registered to practice in Alaska, and the design must be approved by the Alaska Department of Environmental Conservation prior to construction.

Vicinity Map 1" = 2000 ft



Engineer License No. _____ Date _____
2010-024

Christensen Tracts 2009 Addition

Being a subdivision of Tract I Christensen Tracts No. 4 per Plat No. 2006-44 HRD and Tracts Stream Hill Park Unit 2 per Plat No. 2008-48 HRD and a vacation of a portion of Hough Road.

Located within the NE 1/4 Section 16, T6S, R13W, S1M within the City of Homer, Kenai Peninsula Borough, Homer Recording District Third Judicial District, Alaska

Containing 20,776 Acres, more or less

Clients:
Mike & Shila Hough
3691 Ben Walters Lane Ste 2
Homer AK 99603

FB 2001-02/FB2005-3/FB2009-4

Drawn: RWI

Scale 1" = 100 ft

Surveyor:
Roger W. Imhoff, RLS
PO Box 2588
Homer AK 99603

File christensen09-09.vcd

Date: November 2009

Ref KPB File No. 2008-247

KPB File No. 2009-



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

TO: Homer Advisory Planning Commission
FROM: Rick Abboud AICP, City Planner
DATE: April 29, 2020
SUBJECT: Staff Report 20-22 City Planner's Report

City Council

3.9.20

Discussed opening the City Manager position again and Hiring Marvin Yoder for interim City Manager.

Ordinance 20-13, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.72.010 Homer Planning Commission Established; 2.64 Port and Harbor Advisory Commission Section 2.64.010 Commission – Creation and Membership; and Chapter 2.67 Economic Development Advisory Commission Section 2.76.010 Commission – Creation and Membership to Remove the Mayor and City Manager or Designee as Consulting Members of the Commissions. Aderhold. Recommended Dates Introduction February 24, 2020, Public Hearing and Second Reading March 9, 2020. INTRODUCED with discussion.

Ordinance 20-13(S), An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 2.72.010 Homer Planning Commission Established; 2.64 Port and Harbor Advisory Commission Section 2.64.010 Commission – Creation and Membership; and Chapter 2.67 Economic Development Advisory Commission Section 2.76.010 Commission – Creation and Membership to Remove the Mayor and City Manager or Designee as Consulting Members of the Commissions, and Amending Homer City Code 2.58 Boards and Commissions to add the Mayor, City Manager or Designee as a Consulting Member to all Boards and Commission and Define the Role of a Consulting Member. Aderhold.

There were no public comments.

FAILED with discussion

Ordinance 20-12, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 17.02.040 Initiation of the Special Assessment District to Update the Steps in the Special Assessment District Process. City Clerk. Introduction February 24, 2020, Public Hearing and Second Reading March 9, 2020.

Memorandum 20-031 from City Clerk as backup

There were no public comments.

ADOPTED Substitute with discussion.

3.23.20

Approved contract for interim City Manager, Marvin Yoder.

Ordinance 20-14, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 5.42, Single Use Plastic Carryout Bags, Section 5.42.040, Exceptions, to Change the Deadline for Providing Single-Use Plastic Carryout Bags from February 14, 2020 to September 15, 2020. Smith. Recommended dates: Introduction March 23, 2020, Public Hearing and Second Reading April 13, 2020. APPROVED with discussion

Emergency Ordinance 20-15, An Emergency Ordinance of the City Council of Homer, Alaska, Suspending the Proceedings of the City of Homer Advisory Commissions, Board and Committees for 60 Days or Until the COVID-19 Emergency Declaration is Lifted, with the exception of Planning Commission business Related to Quasi-Judicial and Other Time Sensitive Actions Legally Required in Homer City Code, Statute, Order or Regulation, and Review of City Leases on the Homer Spit by the Port and Harbor Advisory Commission. City Manager. APPROVED with discussion.

Emergency Ordinance 20-18 , An Emergency Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Chapter 5.42 Single Use Plastic Carryout Bags by Adding Section 5.42 Suspending the Chapter until the State of Emergency Due to COVID-19 is Lifted. Smith APPROVED with discussion.

4.3.20

Memorandum 20-045 from Councilmember Aderhold Re: Alaska Climate Change Planning Cohort Support. Recommend approval.

Resolution 20-035, A Resolution of the City Council of Homer, Alaska Supporting the Establishment of a Kenai Peninsula Borough Resilience and Security Commission. Aderhold. Recommend adoption.

Ordinance 20-14, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Chapter 5.42 Single-Use Plastic Carryout Bags Section 5.42.040 Exceptions to Change the Deadline for Providing Single-Use Plastic Carryout Bags from February 14, 2020 to September 15, 2020. Smith. Introduction March 23, 2020, Public Hearing and Second Reading April 13, 2020.

Two people commented.
ADOPTED with discussion.

Litigation

Currently, the court system has delayed everything, the timeline is moving out for all hearings. The Cycle Logical CUP is being prepared for a hearing at the Alaska Supreme Court.

We are preparing to defend the Windjammer CUP in Alaska Superior Court.

Planning Office

We are operating with only one person in the office at a time while the other two are working from home. We are processing zoning permits and working with developers. Julie is still working in the EOC as Planning Section Chief. Travis spent two weeks with emergency dispatch in order to renew his certification to be ready to provide support for any Corona Virus disruptions. So far, we are scheduling the next Planning Commission meeting to be held on May 20th. According to the emergency ordinance, we are holding commission meetings in order to respond to items that have deadlines in code, basically plats and CUP's. I have requested a review of when we would be able to work on legislative items, such as the medical district zoning.

Work list

- Green Infrastructure –
- Medical district – on hold, working to bring this back so that we can get a recommendation to council
- Transportation plan – Memo to council
- Signs – ordinance turned in for attorney review ** We may start working on a review of the entire sign ordinance instead of pursuing the recommendation that we contract out a revision. I have been studying the latest in sign code law and am auditing our ordinance.
- Tree preservation – researching for a future worksession
- Community Design Manual – This is another subject that we may start preparing for a future meeting.

City Council report sign up

5.11.20

6.1.20



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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

Staff Report 20-24

TO: Homer Planning Commission
FROM: Rick Abboud, AICP, City Planner
DATE: April 29, 2020
SUBJECT: Conditional Use Permit (CUP) 20-06

Synopsis The applicant proposes build a 432 square foot greenhouse. A Conditional Use Permit (CUP) is required per HCC 21.16.040(e), total building area more than 8000 square feet.

Applicant: Danikt Kuzmin, Homer Senior Citizens
3935 Svedlund Street
Homer, AK 99603

Location: 250 Hendon Drive

Legal Description: T 6S R 13W SEC 20 SEWARD MERIDIAN HM 2002022 PIONEER VISTAS
UNIT 12 LOT 1-A1 BLK 3

Parcel ID: 17732039

Size of Existing Lot: 3.98 acres

Zoning Designation: Residential Office District

Existing Land Use: Senior Center

Surrounding Land Use: North: residential, single-family and senior housing
South: residential, single and multi-family
East: residential, single and multi-family
West: residential, single family

Comprehensive Plan: Chapter 4, 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 including limiting greenhouse gas emissions. Objective B: Promote a pattern of growth characterized by a concentrated mixed use center, and a surrounding ring of moderate-to-high density residential and mixed use areas with lower densities in outlying areas.

Wetland Status: not in an identified wetland

Flood Plain Status: Not in a floodplain.

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 68 property owners of 58 parcels as shown on the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to construct a 432 square foot greenhouse on a lot currently supporting senior housing services. The current structures have been permitted prior to the adoption of HCC 21.16.040(e) which requires a CUP for lot containing a building area of over 8000 square feet. A greenhouse is considered a customary use and is permitted outright per HCC 21.16.020(M).

This CUP addresses how the proposed additional structure affects the development previously approved by a CUP.

Parking: The greenhouse as an accessory use for senior housing does not require additional parking, as it is not found in the table identifying required parking (HCC 21.55.090(a)) and the City Planner has determined that the greenhouse does not necessitate additional parking per HCC 21.55.090(b).

Parking requirements for the existing building and uses. One space per three beds are required plus additional spaces for the mixed use clubhouse. The vast majority of the space and use of the 10,395 square foot Senior Center Clubhouse and 40 living units are used by the existing senior population onsite, although the public may dine in the cafeteria. Well over 75 parking spaces can be counted, which provides adequate parking for all the recognized activities of the center including use as a polling place for elections.

Impervious coverage: The greenhouse is proposed to be placed on existing impervious coverage. Approximately 50% of the lot is impervious. No requirements are triggered since the proposal does not introduce additional impervious surface.

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 lot containing more than 8,000 square feet of building area may be approved with a conditional use permit, per HCC 21.16.040(e). Current building area ("Area, building" means the total area, taken on a horizontal plane at the main grade level, of a building, exclusive of steps) on the lot includes a 10,395sf clubhouse, 15,230sf housing unit, and a 1,240sf garage

Finding 1: Homer City Code authorizes a lot to contain more than 8,000 square feet of building area with an approved CUP.

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

Analysis: The purpose of the district includes provisions homes for the aged and assisted living homes. A greenhouse supports the primary use established on the lot.

Finding 2: The purpose of the Residential Office District includes providing for senior living facilities and associated accessory uses which are compatible with the purpose of the district.

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

Analysis: Many uses in the Residential Office District have greater negative impacts than would be realized from a greenhouse. A greenhouse will not generate additional traffic or noises associated with nearly all uses allowed in the district and is not expected to require any additional public services.

Finding 3: The addition of a greenhouse 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.

Analysis: Surrounding uses include multi and single-family housing. A greenhouse is a common accessory to residential uses. The greenhouse will be located outside the view of the surrounding properties.

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

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

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

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

Analysis: A primary purpose of the district is to preserve and enhance the residential quality of the area while allowing certain services that typically have low traffic generation, similar scale and similar density. The senior housing is similar to other

neighboring multi-family developments and the addition of a greenhouse is not expected to be harmful to the neighborhood character.

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

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

Analysis: A greenhouse supports the health, safety, and welfare of the senior residents and the city as a whole by increasing locally grown food products and food security. Locally grown food contributes to reduction in greenhouse gasses.

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

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

Analysis: Gaining a CUP and subsequent zoning permit will require compliance with applicable regulations.

Finding 8: An approved CUP and zoning permit will ensure that the proposal will comply with applicable regulations and conditions specified in Title 21.

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

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 helping minimize global impacts including limiting greenhouse gas emissions. Objective A: Promote a pattern of growth characterized by a concentrated mixed-use center, and a surrounding ring of moderate-to-high density residential and mixed-use areas with lower densities in outlying areas. Objective D: Consider the regional and global impacts of development in Homer.

Finding 9: The proposal is not contrary to the applicable land use goals and objects of the Comprehensive Plan. The proposal aligns Goal 1 and Objectives A and D and no evidence has been found that it is contrary to the applicable land use goals and objects of the Comprehensive Plan.

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

Finding 10: The Outdoor Lighting section of the Community Design Manual is applicable.

Condition 1: Any additional outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

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

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

PUBLIC WORKS COMMENTS: No comment

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP **Staff Report 20-24**
with findings 1-10 and the following conditions.

Condition 1: Any additional outdoor lighting must be down lit per HCC 21.59.030 and the CDM.

Attachments

Application

Public Notice

Aerial Photograph



City of Homer

www.cityofhomer-ak.gov

Planning
491 East Pioneer Avenue
Homer, Alaska 99603

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

Applicant

Name: Danik Kuzmin Telephone No.: 299 8761

Address: _____ Email: Maint@homer-seniors.com

Property Owner (if different than the applicant):

Name: Homer Senior Citizens Telephone No.: 235 7655

Address: 3935 Svedlund St Email: _____

PROPERTY INFORMATION:

Address: 250 Herndon Dr / 3935 Svedlund St Lot Size: 3.98 acres KPB Tax ID # 17732039

Legal Description of Property: T 6S R 13W SEC 20 Seward Meridian HM 2002022
Pioneer Vistas Unit 12 Lot 1-41 BLK 3

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				33	x	x	x	x			x	

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

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

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

Senior Center - 10,395 ft²
Assisted Living Facility - 28,729 ft²
Shop - 1,240 ft²

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).

Adding a 432 ft² greenhouse

CONDITIONAL USE INFORMATION: Please use additional sheets if necessary. HCC21.71.030

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

HCC 21.16.040

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

It's a residential greenhouse

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

None, will not be visible from adjoining properties

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

It's a residential greenhouse

- 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?

None, and No

- 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,

Will promote care and activity for our seniors

- 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.

We will avoid filling the ditch shown on plan

PARKING

1. How many parking spaces are required for your development? 0
If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____
2. How many spaces are shown on your parking plan? _____
3. Are you requesting any reductions? No

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

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

CIRCLE ONE:

Owner of record

Lessee

Contract purchaser

Applicant signature: _____

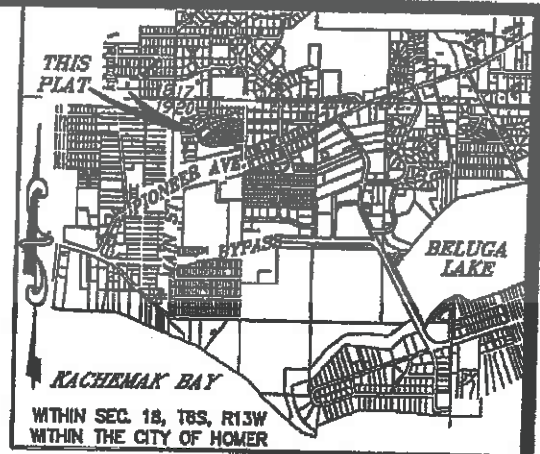
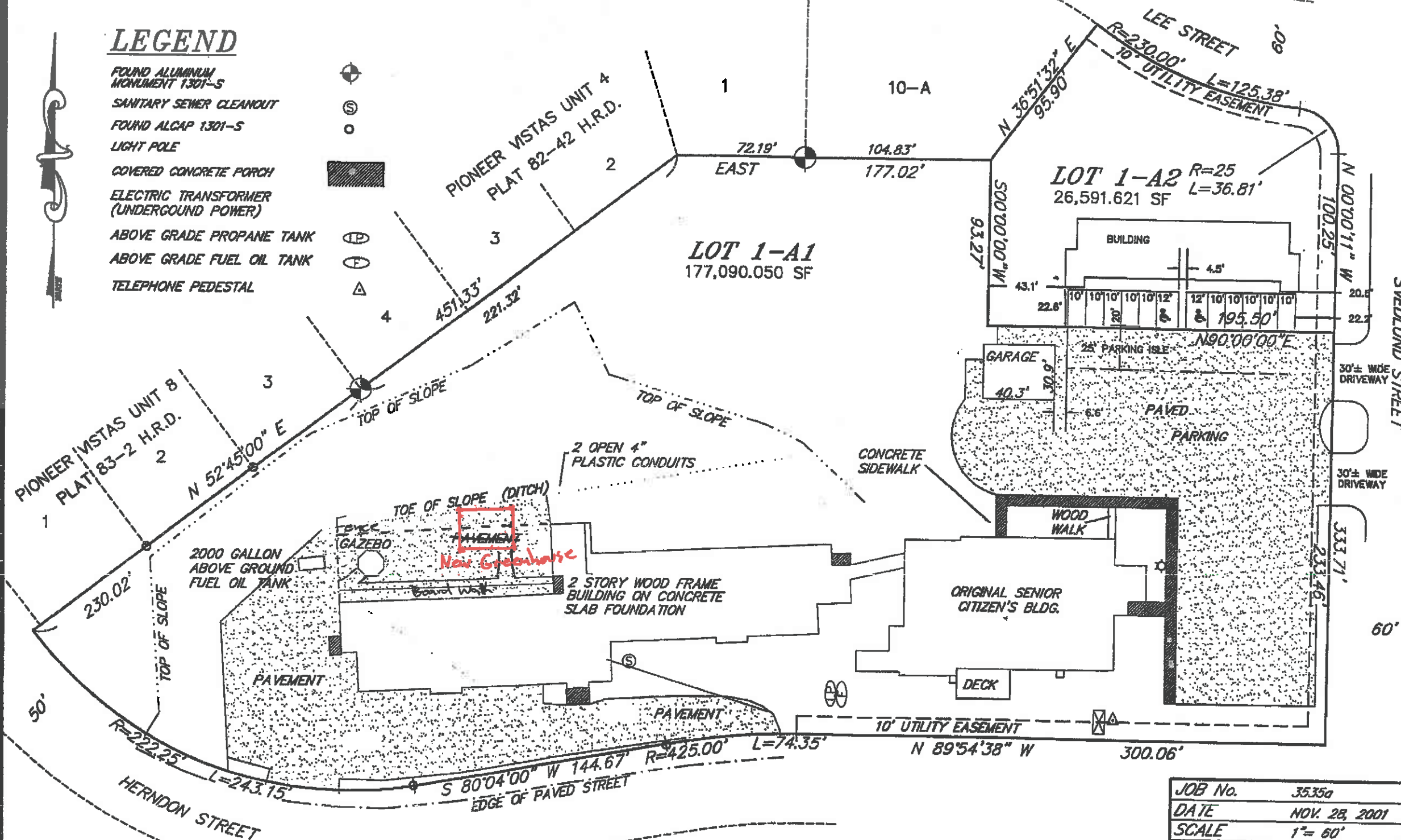
Date: 3/25/2020

Property Owner's signature: _____

Date: 3/25/2020

LEGEND

FOUND ALUMINUM MONUMENT 1301-S
 SANITARY SEWER CLEANOUT
 FOUND ALCAP 1301-S
 LIGHT POLE
 COVERED CONCRETE PORCH
 ELECTRIC TRANSFORMER (UNDERGROUND POWER)
 ABOVE GRADE PROPANE TANK
 ABOVE GRADE FUEL OIL TANK
 TELEPHONE PEDESTAL



NOTES

1. DEVELOPMENT ON THESE LOTS IS SUBJECT TO CITY OF HOMER BUILDING CODE.
2. NO STRUCTURE SHALL BE CONSTRUCTED OR PLACED WITHIN A UTILITY EASEMENT WHICH WOULD INTERFERE WITH THE ABILITY OF A UTILITY TO USE THE EASEMENT.

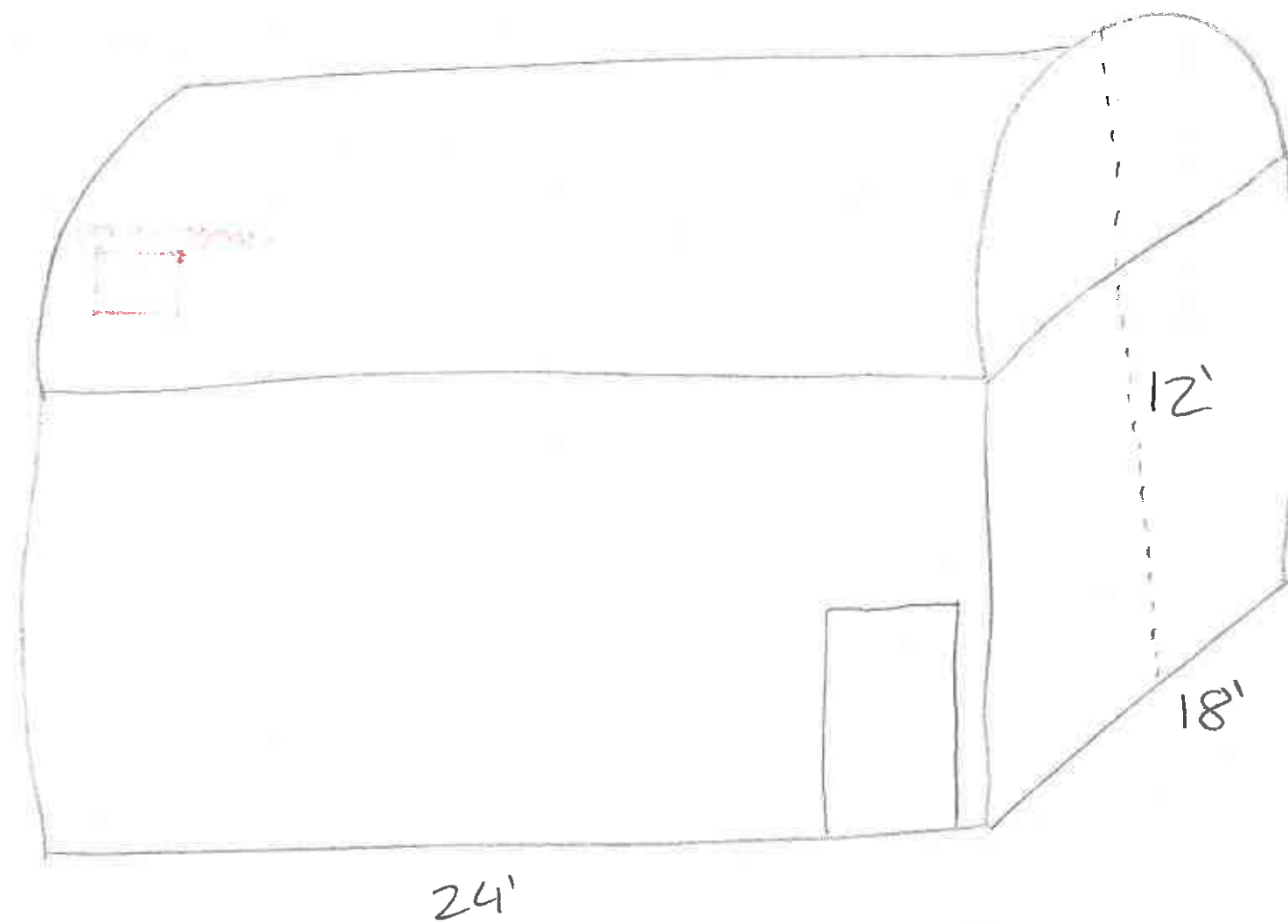
PARKING PLAN

PIONEER VISTAS UNIT 12
 A REPLAT OF LOT 1-A OF
 PIONEER VISTAS UNIT 11
 CONTAINING 203,682 SQ. FT.
 IN THE CITY OF HOMER, ALASKA
 HOMER RECORDING DISTRICT

ABILITY SURVEYS

REGISTERED LAND SURVEYORS
 RESIDENTIAL PLANNERS
 GARY D. NELSON, PLS
 (907) 235-8440
 152 DEHEL, HOMER, ALASKA 99603

JOB No.	3535a
DATE	NOV. 28, 2001
SCALE	1" = 60'
BASE MAP	H-34
FIELD BOOK	SEE FILE
TAX PARCEL	177-32-3700
PLAT No.	93-59
SECTION	NW-1/4, 20
TOWNSHIP	6S
RANGE	13W (SM)



PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, April 29, 2020 at 5:30 p.m. via a virtual meeting webinar, on the following matter:

A request for Conditional Use Permit (CUP) 20-06 to allow a greenhouse as an accessory to the Homer Senior Citizens building at 3935 Svedlund St. A CUP is required per HCC 21.16.040(e), total building area more than 8,000 square feet. The property is described as Lot 1-A1 Pioneer Vistas Unit 12, NW ¼ Sec. 20, T. 6S., R. 13W., S.M.

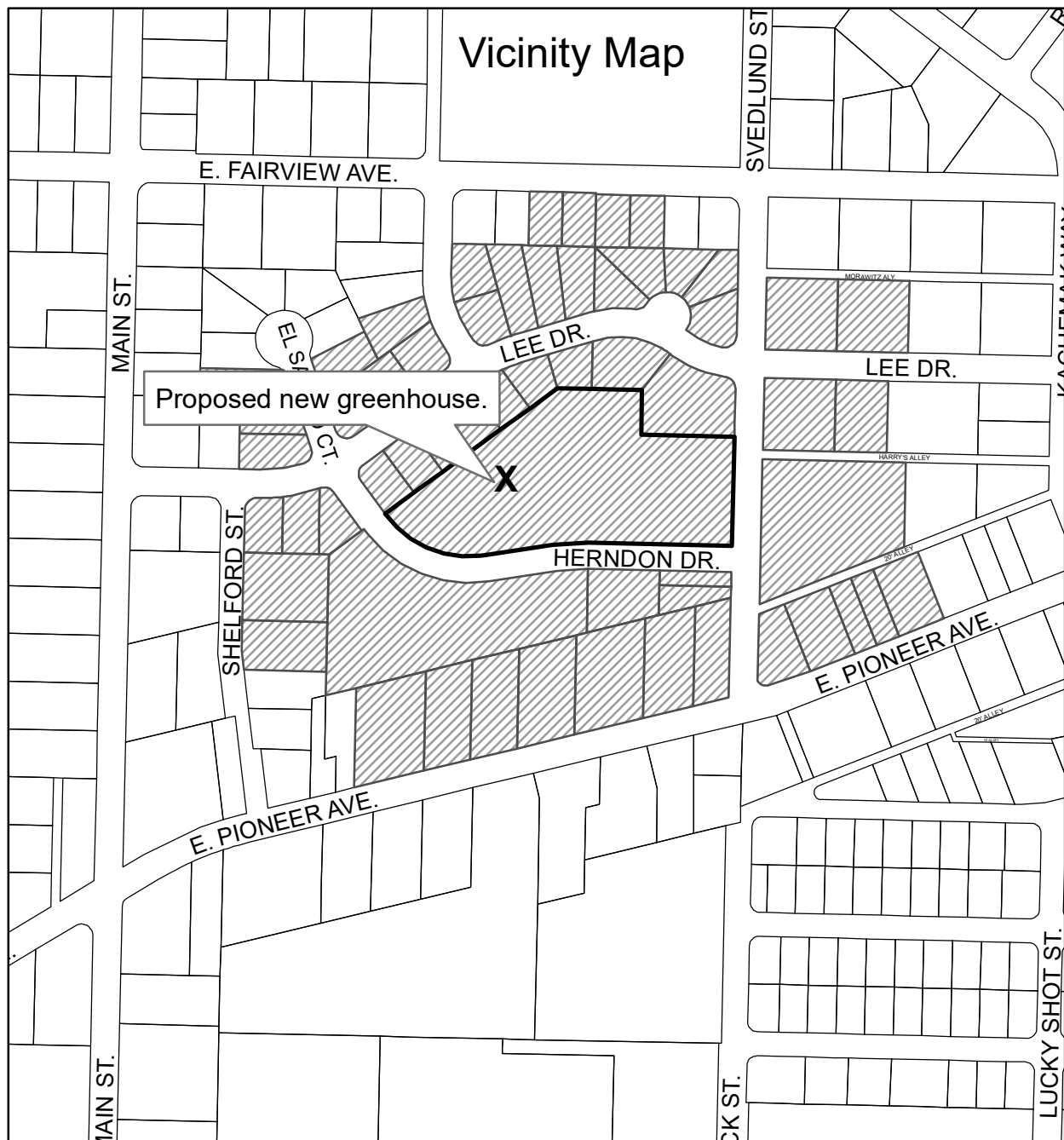
Anyone wishing to view the complete proposal or present testimony on this matter may do so by visiting the meeting page on the City's online calendar at <https://www.cityofhomer.ak.gov/calendar>. This webpage has all of the information for how to view and participate in the virtual meeting, including how to call-in for verbal testimony. The virtual meeting processes are in place for the duration of Governor Dunleavy's Health Mandate 011: Social Distancing.

If you have any questions or need additional information, please contact the Planning and Zoning Office at 235-3106 or the Clerk's Office at 235-3130.

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

.....

VICINITY MAP ON REVERSE



City of Homer
Planning and Zoning Department

4/9/2020

Request for Conditional Use Permit 20-06 3935 Svedlund St.

Marked lots are within 300 feet
and property owners notified.

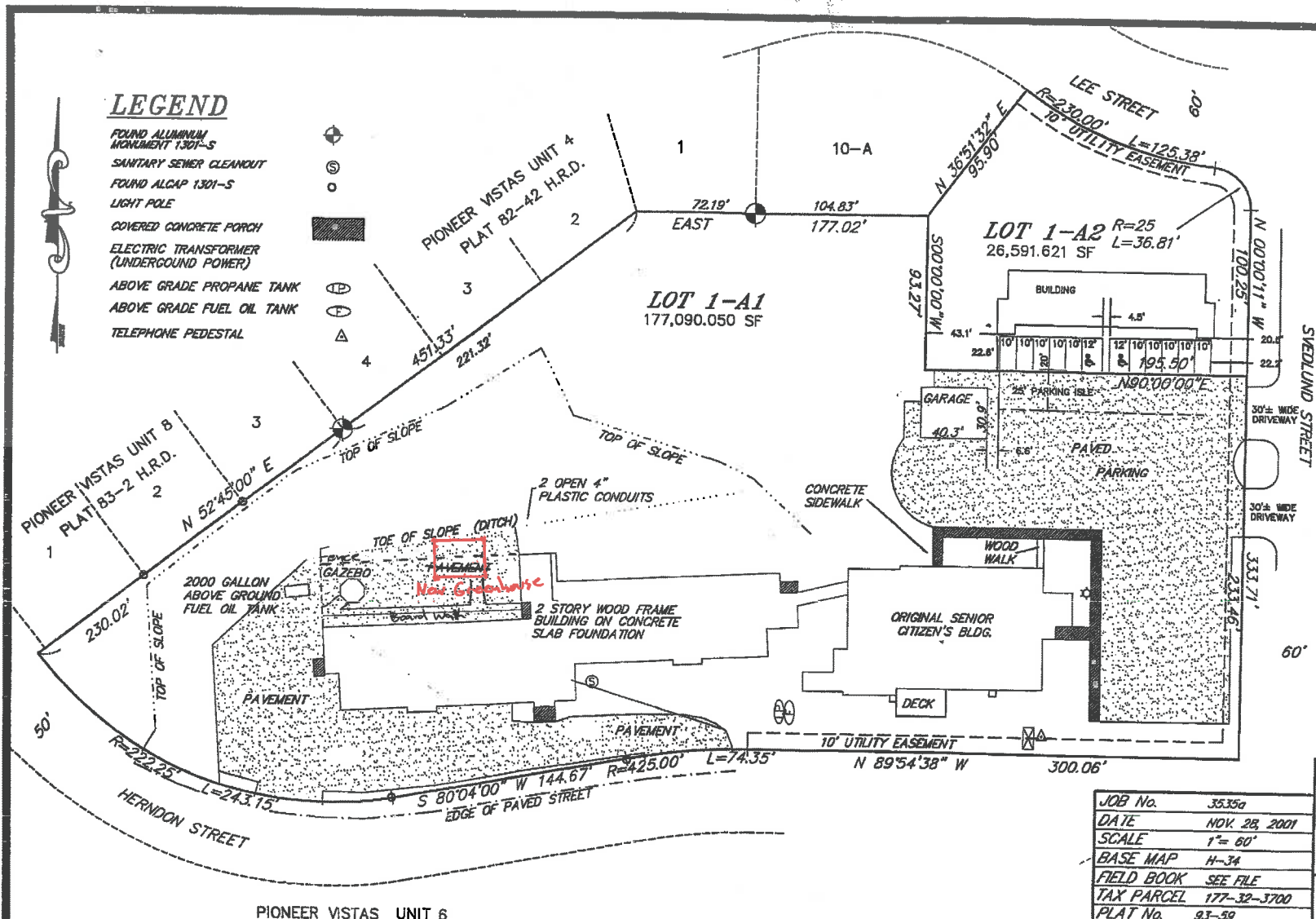
0 50 100 200 300 Feet

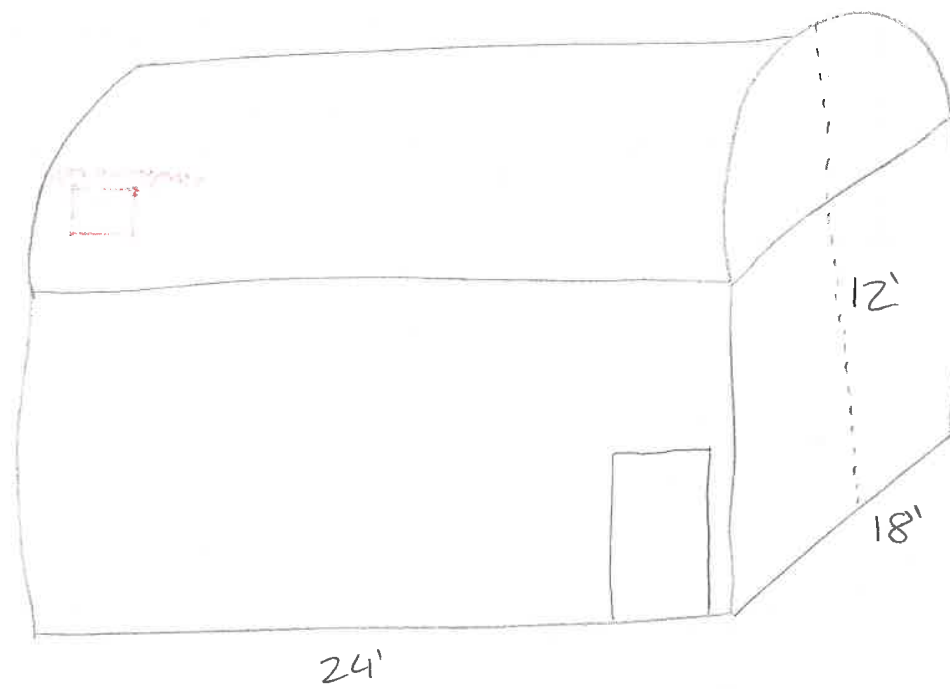


*Disclaimer:
It is expressly understood the City of
Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
contained herein, or deductions, interpretations
or conclusions drawn therefrom.*

LEGEND

FOUND ALUMINUM MONUMENT 1301-S
 SANITARY SEWER CLEANOUT
 FOUND ALCAP 1301-S
 LIGHT POLE
 COVERED CONCRETE PORCH
 ELECTRIC TRANSFORMER (UNDERGROUND POWER)
 ABOVE GRADE PROPANE TANK
 ABOVE GRADE FUEL OIL TANK
 TELEPHONE PEDESTAL







City of Homer
Planning and Zoning Department

4/9/2020

Request for
Conditional Use Permit 20-06
3935 Svedlund St.

0 50 100 Feet



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City of Homer

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Planning

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Staff Report 20-23

TO: Homer Planning Commission
FROM: Rick Abboud, City Planner
DATE: April 29, 2020
SUBJECT: Conditional Use Permit (CUP) 20-05

Synopsis The applicant proposes to develop a restaurant with upstairs nightly rentals on the overslope adjacent to the load and launch ramp in the harbor. A Conditional Use Permit (CUP) is required per HCC 21.46.040(a), Overslope development and HCC 21.28.030(d), Lodging.

Applicant: Suvi Mirja Bayly
824 Ocean Drive Loop
Homer, AK 99603

Location: Freight Dock Road

Legal Description: T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM
5.220920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8

Parcel ID: 18103216

Size of Existing Lot: 5.22 Acres

Zoning Designation: Marine Commercial District/Small Boat Harbor Overlay District

Existing Land Use: Small boat harbor/trail

Surrounding Land Use: North: harbor
South: parking
East: load and launch ramp
West: parking, restroom, fish cleaning table

Comprehensive Plan: Homer Spit Comprehensive Plan Goals for Land Use and
Community Design: 1.1 Maintain the variety of land uses that establish the unique "Spit"
character and mix of land uses. Designate "overslope" for commercial use

Wetland Status: U.S. Army Corp of Engineers permit granted, POA-2020-00087

Flood Plain Status: Bottom of lowest horizontal structure must be BFE (Base
Floodplain Elevation) +1'

BCWPD: Not within the Bridge Creek Watershed Protection District

Utilities: Public utilities service the site.

Public Notice: Notice was sent to 1 property owner of 1 parcel as shown on
the KPB tax assessor rolls.

ANALYSIS: The applicant is proposing to construct overslope development in the harbor consisting of a 70' x 40' platform to support a 40' x 24' structure. The structure will support an Oster Bar Restaurant on the first floor and have two rooms for lodging on the second floor. The lot where the proposal is located on is part of the Small Boat Harbor Overlay District which overlays the Marine Commercial District. The proposed project has the support of the Port and Harbor Commission and the applicant will seek a City lease upon gaining a CUP. The applicant has met the standards found in HCC 21.46, Small Boat Overlay District.

Parking: Parking requirements for the spit are addressed in HCC 21.55.100. Required parking is limited to dwellings and permanent year-round employees. A seasonal business is proposed and will not support year-round employees.

The parking spaces that are adjacent to walking trail are designated for 7 day parking and no permit is required for parking 7 days or less. Several nearby lots also designated for 7 day parking without a permit. Many parking spaces are located nearby that are able support parking for the proposed development.

Purpose of the district:

21.46.010 Purpose and intent.

The purpose of the Small Boat Harbor Overlay District is to establish additional development regulations specifically designed for the unique nature and needs of water- and tourism-oriented uses on platforms over the small boat harbor. These regulations will delineate special performance and design standards, encourage mixed use developments which contribute to the stabilization of water-dependent and water-related uses, encourage the link between the marine business and general business sectors of the community, and encourage safe and enjoyable access along the harbor's edge.

21.46.050 Overslope platform standards

An overslope platform shall comply with the following standards:

- a. An overslope platform shall be 40 feet deep, and shall be not less than 40 feet nor more than 240 feet wide.

Staff comment: The proposal meets this standard, a 70' x 40' is proposed.

- b. There shall be a minimum 20-foot setback separating an overslope platform from a dedicated right-of-way. Except as provided in the preceding sentence, there are no setback requirements for overslope platforms, and an overslope platform may be constructed to the lot line.

Staff comment: N/A. No portion of the structure is within 20 feet of a dedicated right of way.

c. An overslope platform that is used for the docking of boats shall be designed to bear the loads associated with that use, and include suitable rail access, gates, stairs and fenders.

Staff comment: N/A. The platform is not designed or intended for docking boats.

d. The bottom of the lowest structural member of the lowest floor of an overslope platform (excluding pilings and columns) shall be at least one foot above the base flood elevation.

Staff comment: Documentation was provided that the lowest structural support of the boardwalk, excluding pilings, is more than one foot above base flood elevation.

e. The area of an overslope platform that at the time of its construction is within 15 feet of the edge of a ramp shall be used as a public access area, within which no sales or commercial activity may occur. Such a public access area shall not be counted to meet open space or landscaping requirements.

Staff comment: N/A. No portion of the boardwalk is within 15 feet of a ramp.

f. Direct access from an overslope platform to the ramp shall be limited to avoid user conflicts. Gates or other moveable barriers that facilitate loading and unloading may be used to control access.

Staff comment: N/A. No portion of the boardwalk provides access to a harbor ramp.

21.46.060 Architectural standards.

Overslope development shall conform to the following architectural standards:

a. All buildings on the same overslope platform shall receive a common architectural treatment. The main color of the exterior walls of all buildings on an overslope platform shall be one or more earth or seascape tones.

Staff comment: The building color palate has not been finalized, but the applicant stated that the exterior colors will vary from deep rich grays to durable steels and windows, which should meet the standard.

b. Not less than five percent of the area of an overslope platform area shall be outdoor public open space.

Staff comment: The platform includes the required outdoor public space as depicted in architectural drawings.

c. Overslope development shall include pedestrian walkways that provide direct access between common areas in the overslope development and public rights-of-way.

Staff comment: A pedestrian walkway is provided.

d. Opaque walls, fences or planter boxes, or any combination of them, shall be used to screen mechanical equipment and trash containers from view in adjacent public areas.

Staff comment: The applicant does not intend to screen the existing electric boxes. No trash dumpster is planned for the site at this time.

Condition 1: Trash containers shall be screened on three sides and electrical boxes shall be screened.

e. The design of structures and outdoor pedestrian areas shall take into consideration environmental factors such as prevailing wind, salt spray, solar exposure, snow and heavy rains.

Staff comment: The boardwalk and structure are designed to Fire Marshal standards.

f. Along the length of a building, the roofline shall not be continuous for more than 60 feet. Roofs shall be gabled.

Staff comment: Code states that the “roofs shall be gabled”.

Staff is pleased with the proposed shed roof design and feels that it would fit well into the spit motif, but has great difficulty recommending approval due the specificity of the code language. This is something that I would not hesitate to give an amendment to the commission for review. In the end, it is the commission decision to weigh. The intent of the gabled roof requirement is to present a unified architectural treatment of structures built on the overslope area.

An alternate condition could be offered, if it is agreeable to the applicant and commission, that the roof shall meet architectural requirements found in code when gaining a zoning permit for construction. Other options include postponement or approval with the gable roof requirement, which could be modified with a future amendment. Alternate conditions will add to the timeframe of the development and could introduce some risk to the applicant. Dialog with the applicant is advised.

Condition 2: The roof shall be modified to a gabled design that fits within the requirements of overslope development.

g. The maximum height of a building measured from the overslope platform or the adjacent grade to the highest roof peak shall not exceed 25 feet.

Staff comment: The current design displays the structure to under 25' in height, any resign must remain under 25' from platform or adjacent grade.

h. A public access not less than eight feet wide to an area overlooking the harbor shall be provided at each end of an overslope platform and at intervals not greater than 150 feet on the overslope platform.

Staff comment: Public access of the current design includes an area of 8 feet.

i. A continuous pedestrian corridor at least eight feet wide must extend the length of the overslope development, on either the harbor or the uplands side, or some combination thereof. The corridor must be clear of obstructions, but may be covered by an awning or roof overhang. The minimum eight-foot width of the corridor may not be counted to meet landscaping or public open space requirements.

Staff comment: Public access wider than 8 feet is provided along the harbor and upland.

21.46.070 Signs.

Signs are subject to the requirements in Chapter 21.60 HCC that apply in the underlying zoning district; provided, that the maximum combined total area for all signs under Table 2 in HCC 21.60.060(c) is calculated on a per-building basis instead of on a per-lot basis. No sign bearing a commercial message, as defined in HCC 21.60.040, may be placed in an outdoor public open space.

Staff comment: No signs are proposed to be placed in an outdoor public open space.

21.46.080 Landscaping.

a. Five percent of the area of an overslope platform must be landscaped.

b. In addition to the types of plantings listed in the definition of landscaping in HCC 21.03.040, landscaping on an overslope platform may include planter boxes and hanging basket plantings.

Staff comment: Appropriate landscaping for the platform is displayed.

c. The Commission may permit the substitution of durable outdoor art, or amenities for public use such as bike racks, benches, trash receptacles and information kiosks, for part of the required landscaping on an overslope platform.

Staff comment: The applicant meets the landscaping requirement and also includes substitution features.

21.46.090 Architectural plans.

An application for an overslope development conditional use shall include the following detailed plans and specifications showing compliance with the requirements of this chapter:

- a. Floor plans at a scale of one-eighth inch equals one foot.

Staff comment: Preliminary at 1/4" scale have been provided and results in a more readable document that displays finer details.

- b. Architectural elevations.

Staff comment: Provided.

- c. Site elevation showing the relationship to the platform of the base flood elevation and mean high tide line, and the elevation of the land where the platform adjoins the shore.

Staff comment: Provided.

- d. Exterior finish schedule.

Staff comment: The project is proposed to be developed in the fall and be ready for next season.

- e. Roof plan showing direction of drainage and where runoff will go.

Staff comment: Since the entire project is within the basin of the harbor, all runoff will be into the harbor and not result in a negative effect on uplands.

- f. Drawings must show design oversight by an architect registered under the laws of the State of Alaska.

Staff comment: Provided.

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: Lodging is permitted in the Marine Commercial District (MC) per HCC 21.28.030(d) and overslope development is permitted per HCC 21.46.040.

Finding 1: Overslope development and lodging are permitted with an approved CUP.

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

The purpose of the Marine Commercial District is primarily for water-related and water-dependent uses and the business and commercial uses that serve and support them,

including but not limited to fishing, marine transportation, off-shore energy development, recreation and tourism. It is recognized that unique natural features of Homer's marine environment contribute significantly to the economic and social environments; therefore, performance standards are required to minimize the impact of development on the natural features on which they depend.

The purpose of the Small Boat Harbor Overlay District is to establish additional development regulations specifically designed for the unique nature and needs of water- and tourism-oriented uses on platforms over the small boat harbor. These regulations will delineate special performance and design standards, encourage mixed use developments which contribute to the stabilization of water-dependent and water-related uses, encourage the link between the marine business and general business sectors of the community, and encourage safe and enjoyable access along the harbor's edge.

Applicant: The proposed use of the property is to facilitate an oyster bar: Homer Spit Oyster Bar which is an already active and established business. The property will be developed to continue to accommodate locals and tourists alike who live in Homer or visit Homer and enjoy the local subsistence which is a viable attribute of Kachemak Bay and Alaska's economy: aquaculture.

Analysis: The development complies with the physical standards set forth for overslope development while serving the tourism industry.

Finding 2: The proposed uses and structures are compatible with the district in which they are found.

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

Analysis: Many uses in the Marine Commercial District (MC) have greater negative impacts than would be realized from the proposal. Manufacturing would have a greater impact on nearby property values. Hotels and motels would generate a good deal of traffic.

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

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

Analysis: The surrounding uses include a boat launch ramp, boat harbor, parking, a fish cleaning table, and a restroom. Directly adjacent uplands are used exclusively for parking.

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

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

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

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

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

“The purpose of the Small Boat Harbor Overlay District is to establish additional development regulations specifically designed for the unique nature and needs of water- and tourism-oriented uses on platforms over the small boat harbor.”

“The purpose of the Marine Commercial District is primarily for water-related and water-dependent uses and the business and commercial uses that serve and support them, including but not limited to fishing, marine transportation, off-shore energy development, recreation and tourism.

Analysis: The platform and structure adhere to the requirements set forth in code. It is less than 25' in height as suggested by the Homer Spit Comprehensive Plan while including encouraged amenities and serving the tourism industry.

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: The structure requires State Fire Marshal approval and is well served by utilities and public services.

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

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

Analysis: Gaining a CUP and an approved zoning permit will require compliance with applicable regulations and conditions.

Finding 8: The proposal shall comply with applicable regulations and conditions specified in Title 21.

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

Analysis: Goals and objectives of the Homer Spit Comprehensive Plan Land Use Chapter include: Goal 1.1 Maintain the variety of land uses that establish the unique “Spit” character and mix of land uses. Strategies include; encourage all developments to provide amenities such as bike racks, benches, picnic tables, trashcans, and landscape features such as planters and art and consider a 25-foot building height limit.

The proposal aligns with Goal 1 and no evidence has been found that it is not contrary to the applicable land use goals and objects of the Homer Spit Comprehensive Plan.

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

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

Analysis: The Outdoor Furnishings section of the CDM applies. While the applicant does not propose to place furniture in the ROW, it is recommended that outdoor furnishings for private common areas are of commercial grade designed for heavy public use.

CDM - Use City approved furniture designs on public rights-of-way. All furniture on rights-of-way shall be approved by the Public Works Department and the Planning Department as to its type, style, manufacturer, series, and color. Outdoor furnishing shall be of a commercial grade designed for heavy public use.

Finding 10: Project complies with the applicable provisions of the CDM.

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

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

PUBLIC WORKS COMMENTS: No comments

FIRE DEPARTMENT COMMENTS: None

PUBLIC COMMENTS: None

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP Staff Report 20-23 with findings 1-10 and the following conditions.

Condition 1: Trash containers shall be screened on three sides and electrical boxes shall be screened.

Condition 2: The roof shall be modified to a gabled design that fits within the requirements of overslope development.

Attachments

Application
Site Photos
Army Corp Permit
Port and Harbor minutes
Public Notice
Aerial Photograph



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

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(f) 907-235-3118

Applicant

Name: Suvi Mirja Bayly Telephone No.: 907-885-5340

Address: 824 Ocean Drive Loop, Homer, AK 99603 Email: suvibayly@gmail.com

Property Owner (if different than the applicant):

Name: _____ Telephone No.: _____

Address: _____ Email: _____

PROPERTY INFORMATION:

Address: pending address Lot Size: 5.22 acres KPB Tax ID # _____

Legal Description of Property: T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8

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					57 x	x	x	x			x	

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

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

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

Currently there are no buildings on the property since it is a proposed overslope development. The proposed development will entail a total of 2800 square feet: 40'-0" x 70'-0" for the deck space with a building constituting 24' -0" x 40' -0" on the first floor (960 square feet) and 24' x 33' on the 2nd story (792 square feet)

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 facilitate an oyster bar: Homer Spit Oyster Bar which is an already active and established business. The property will be developed to continue to accommodate locals and tourists alike who live in Homer or visit Homer and enjoy the local subsistence which is a viable attribute of Kachemak bay and Alaska's economy: aquaculture.

This property will be developed as a seasonal food establishment for locals and tourists alike to enjoy a more diverse development to the Homer Harbor. It will increase traffic to the other side of the harbor which currently has no major food establishment. It will accommodate people who are boarding off and on their boats during the summer season. It will increase tax revenue for the city of Homer, Port and Harbor and the Kenai borough.

The building will also have multi use purposes: VRBO (vacation rental by owner) or office space rental, retail, special events (i.e. weddings, non-profit ventures, live music). It will also continue to provide summer time gatherings to celebrate Memorial Day, Summer Solstice, 4th of July and Labor Day.

This project will be in compliance with the over slope development requirements. (Please view drawings: Floor plans and elevations). They have met the setbacks and regulations for over slope development.

CONDITIONAL USE INFORMATION: Please use additional sheets if necessary. HCC21.71.030

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

HCC 21.46.040 (A) authorizes overslope development.
Please view attached document labeled: Planning-Conditional Use Information

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

21.28.010: Please view on last page of this application
21.46.010: Please view on last page of this application
Please view attached document labeled: Planning-Conditional Use Information

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

Increase surrounding property values and increase business revenue which will increase tax revenue.

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

It is compatible with the existing uses because Homer is a tourist destination and it will improve local hospitality as well as tourism dining options. It will also increase business traffic to the other side of the Spit which currently has no dining optiong.

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

Yes. City water, natural gas and city electric are adequate to serve the use of this business.

- 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?

This development will be a positive asset for the harbor and it will not negatively affect the capacity of surrounding streets and roads because an additional harbor is planning to develop adjacent to the existing harbor in the near future. This will only increase and improve the long term goals and plans.

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

This development will be a positive addition to the health, safety and welfare of surrounding area and city. It is a viable economic addition and development for the prosperity of Kachemak Bay and the city of Homer.

- h. How does your project relate to the goals of the Comprehensive Plan?
The Comprehensive Plan are online,

Because it is an improvement and development which is compatible with the Comprehensive Plan: 21.02.010

- 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?

There is currently a public parking lot which is adjacent to the overlope where I will be developing which has more than 24 parking units.

If more than 24 spaces are required see HCC 21.50.030(f)(1)(b). _____

2. How many spaces are shown on your parking plan? _____

3. Are you requesting any reductions? 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: Sam Bayly Date: 02/27/2020

Property Owner's signature: Kate Hooper Date: 3-24-20

PLANNING

Conditional Use Information:

A. 21.46.040:

The following [uses](#) may be permitted in the Small Boat Harbor [Overlay District](#) when authorized by conditional [use](#) permit issued in accordance with Chapter [21.71](#) HCC: a. Overslope [development](#). [Ord. [09-44\(S\)](#) § 3, 2009].

“Development” means all manmade changes or improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved open areas such as public spaces, plazas and walkways, but does not include natural geologic forms or unimproved land. See also “project.”

- Homer Spit Oyster Bar is in compliance with section 21.46.040 with meeting all mandates and regulations. As you can view from 02022020-FLPL-A1 all setbacks and manmade changes or improvements on site including the building and structure and to code. It has met the landscape guidelines with having a minimum of 10% landscape throughout the exterior space. The building itself has met all guidelines and mandates requiring minimum 8’ setback from the railing

B. 21.28.010 purpose:

The purpose of the Marine Commercial District is primarily for [water-related](#) and [water-dependent](#) uses and the business and commercial [uses](#) that serve and support them, including but not limited to fishing, marine transportation, off-shore energy [development](#), recreation and tourism. It is recognized that unique [natural features](#) of Homer’s marine environment contribute significantly to the economic and social environments; therefore, [performance standards](#) are required to minimize the impact of [development](#) on the [natural features](#) on which they depend.

- Homer Spit Oyster Bar is completely a water related business.
 - First and foremost it is a seasonal business which is detrimental for the local Spit economy
 - HSOB sells local Kachemak Bay Oysters, as well as Alaska farmed oysters. HSOB does not sell out of state oysters and only sells oysters which are farmed and produced locally.
 - HSOB has been recycling and reusing the oyster shells for agriculture and landscape development.
 - Oyster shells are 95% comprised of calcium carbonate
 - Calcium carbonate its essential for strengthening other supplemental substances
 - Glass, concrete, counter top aggregates, household products - soap dishes, chandeliers, and the list continues.
- Since Homer Spit Oyster Bar strongly advocates for reusable resources and recycling
 - We do not sell any plastic items: ba

- Not only are they costly financially but also costly environmentally.
- We sell all to go items in glass or recycled bags
- All food products such as produce are purchased from local farmers, i.e. Ocean Farms
- All oysters are purchased from oyster farmers throughout the state of Alaska from Jinhi Bay, Simpson Bay to Kachemak Bay.

21.46.010 purpose:

The purpose of the Small Boat Harbor [Overlay District](#) is to establish additional [development](#) regulations specifically designed for the unique nature and needs of water- and tourism-oriented [uses](#) on platforms over the small boat harbor. These regulations will delineate special performance and design standards, encourage mixed [use](#) developments which contribute to the [stabilization](#) of [water-dependent](#) and [water-related](#) uses, encourage the link between the marine business and general business sectors of the community, and encourage safe and enjoyable access along the harbor's edge. [Ord. [09-44\(S\)](#) § 3, 2009].

- Homer Spit Oyster Bar was established in 2017 and will continue to remain a significant part of the Homer and Homer Spit's local economy.
 - Since HSOB is relocating to the other side of the Harbor it will significantly contribute to the additional development regulations designed for the unique nature and needs of water and tourism uses.
 - It will provide a place for people and the public to convene
 - It will provide a place for people to eat and drink after working on their boat or returning from an adventure out from sea.
 - It will enhance economic development on the other side of the Spit and increase business traffic to the other side of the Spit.

H. 21.02.010:

A [comprehensive plan](#) is a public declaration of policy statements, goals, standards and maps for guiding the physical, social and economic [development](#), both private and public, of the City. As provided in KPBC 21.01.025, from time to time the City Council shall recommend to the Kenai Peninsula Borough for adoption a Homer [Comprehensive Plan](#) and amendments to that plan.

- Chapter 4: LAND USE
- Vision Statement: Guide the amount and location of Homer's growth to increase the supply and diversity of housing, protect important environmental resources and community character, reduce sprawl by encouraging infill, make efficient use of infrastructure, support a healthy local economy, and help reduce global impacts including limiting greenhouse gas emissions.
 - Overview: This chapter presents background information and policies to guide development in Homer. The first goal presents the overall goal of the land use policies. The other goals are more specific to various aspects of land use issues.
 - Summary of Goals:

- GOAL 1: Guiding Homer's growth with a focus on increasing the supply and diversity of housing, protect community character, encouraging infill, and helping minimize global impacts of public facilities including limiting greenhouse gas emissions.
 - GOAL 2: Maintain the quality of Homer's natural environment and scenic beauty.
 - GOAL 3: Encourage high-quality buildings and site development that complement Homer's beautiful natural setting.
 - GOAL 4: Support the development of a variety of well-defined commercial/business districts for a range of commercial purposes.
- Homer Spit Oyster Bar is in complete compliance with the development and diversity of economic growth and prosperity. And meets all of the above goals and guidelines.
 - Protects community character, minimizes global impacts
 - Strongly believes in maintaining the quality of Homer's natural environment and scenery-key providing a beautiful view and scenery for people to sitback, relax and enjoy.
 - With a background in architecture and design not only does Homer Spit Oyster Bar firmly believe in sustainable design but also aesthetically palatable design which communicates the language of the time.
 - HSOB is also a strong advocate for sustainable design throughout its practices within commercial/business districts and commercial purposes.
 - Chapter 7: ECONOMIC VITALITY
 - Vision Statement: Homer's economic industries remain strong and show continued growth.
 - It will improve the economic vitality for the city of Homer and will have a positive impact with developing the Harbor for a more functional purpose.
 - The 1989 comprehensive plan stated: Though it is generally recognized that fishing has been the backbone of the Homer economy for the past forty years, diversification of the Homer economy has taken place, especially in the last few years. Tourism, commercial and government services, retail trade, and a retirement population have been added in [the 1980s]...
 - HSOB has become a part of vital economy through aquaculture. HSOB sells primarily oysters which are farmed locally within Kachemak Bay as well as throughout the state of Alaska.
 - The more that we improve the growth and development of aquafarming the more we can improve sustainability of local restaurants selling local products.

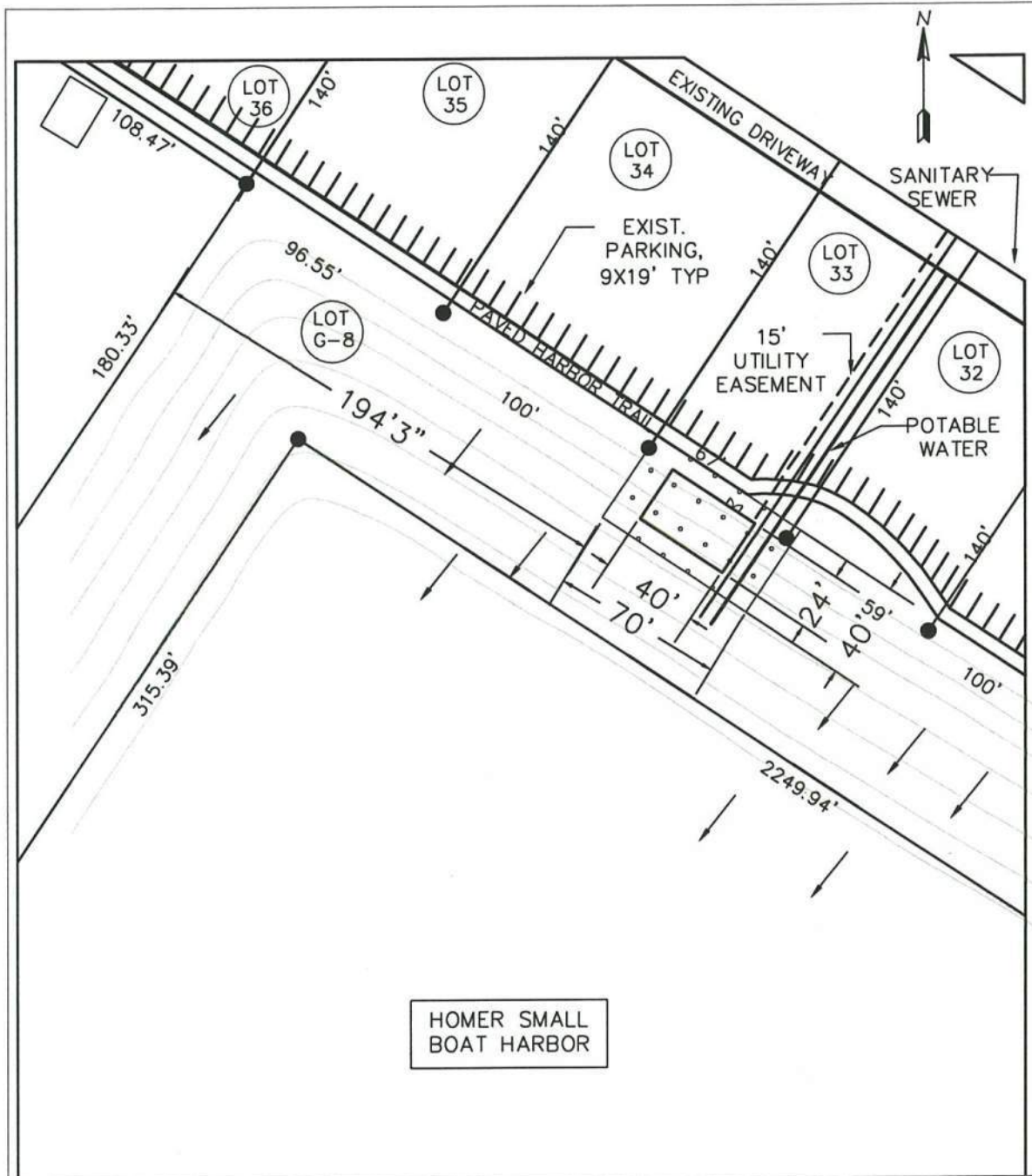
21.46.060: Architectural Standards

Overslope [development](#) shall conform to the following architectural standards:

- a. All [buildings](#) on the same [overslope platform](#) shall receive a common architectural treatment. The main color of the exterior walls of all [buildings](#) on [overslope platform](#) shall be one or more earth or seascape tones.

- b. Not less than five percent of the area of an [overslope platform](#) area shall be outdoor public [open space](#).
- c. Overslope [development](#) shall include pedestrian walkways that provide direct access between common areas in the [overslope development](#) and public rights-of-way.
- d. Opaque walls, fences or planter boxes, or any combination of them, shall be used to screen mechanical equipment and trash containers from view in adjacent public areas.
- e. The design of [structures](#) and outdoor pedestrian areas shall take into consideration environmental factors such as prevailing wind, salt spray, solar exposure, snow and heavy rains.
- f. Along the length of a [building](#), the roofline shall not be continuous for more than 60 feet. Roofs shall be gabled.
- g. The maximum height of a [building](#) measured from the [overslope platform](#) or the adjacent [grade](#) to the highest roof peak shall not exceed 25 feet.
- h. A public access not less than eight feet wide to an area overlooking the harbor shall be provided at each end of an [overslope platform](#) and at intervals not greater than 150 feet on the [overslope platform](#).
- i. A continuous pedestrian corridor at least eight feet wide must extend the length of the [overslope development](#), on either the harbor or the uplands side, or some combination thereof. The corridor must be clear of obstructions, but may be covered by an awning or roof overhang. The minimum eight-foot width of the corridor may not be counted to meet [landscaping](#) or public [open space](#) requirements. [Ord. [09-44\(S\)](#) § 3, 2009].
- The proposed development and description of the building for Homer Spit Oyster Bar will be in compliance with all architectural standards listed above.
 - The style of architecture will complement the genre of architecture throughout Homer and the Spit.
 - The building will have a modern, sustainable feel with steel exteriors and large glass windows to encapsulate the beautiful scenery of Kachemak bay within the interior spatial layout of the restaurant/oyster bar.
 - The exterior colors will be natural vary from deep rich grays to durable steels and windows.
 - The building height will not exceed 21'-0"
 - All public access is no less than 8'-0" wide, to an area overlooking the harbor.

SITE PLAN



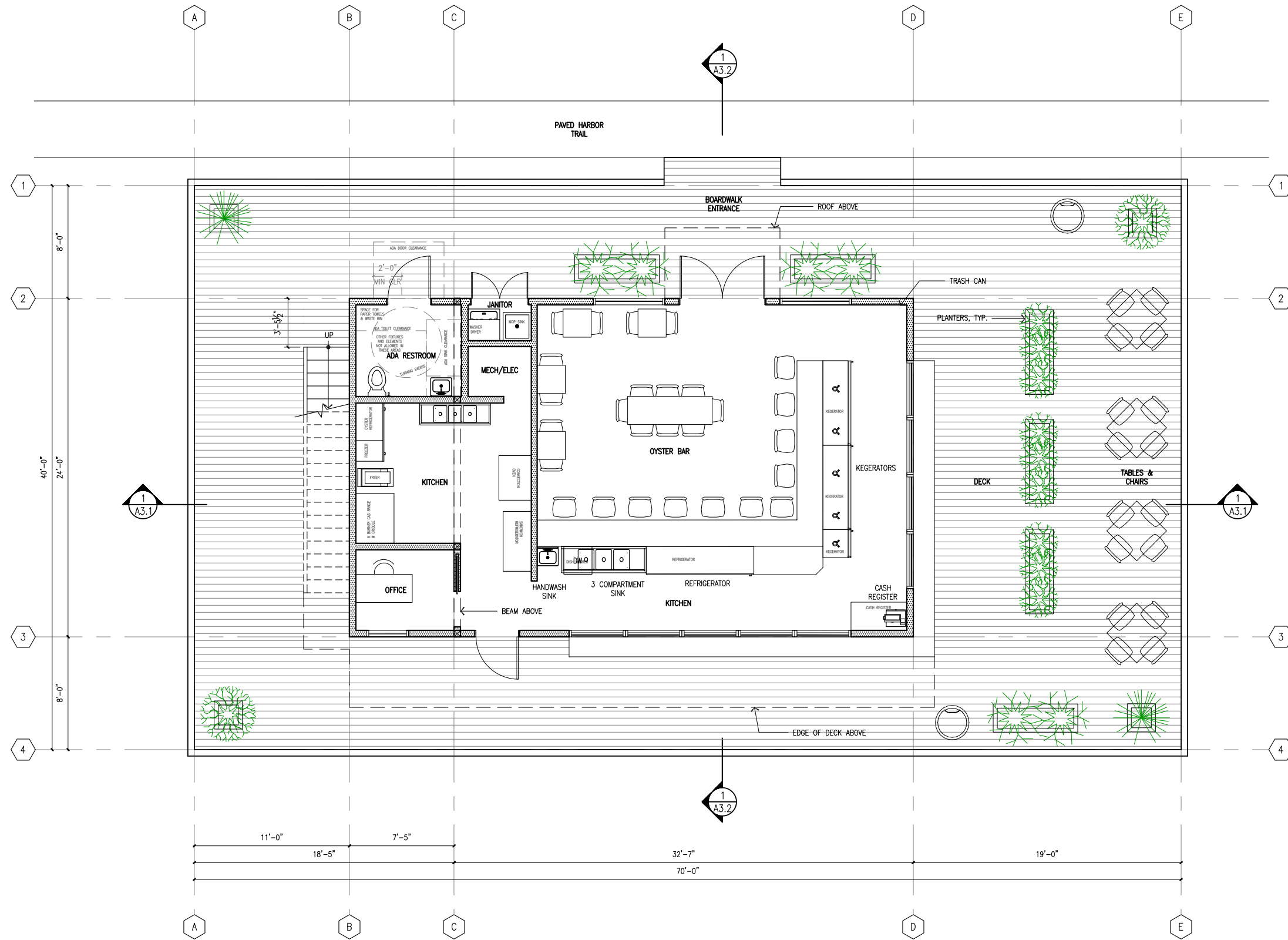
HOMER SPIT OYSTER BAR

RECEIVED

03/12/2020 SCALE: $\frac{1}{64}'' = 1'$

MAR 22 2020 HOMER SPIT SUB NO TWO AMENDED LOT G-8,
HOMER, AK

CITY OF HOMER
PLANNING/ZONING



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

5% PLATFORM LANDSCAPING
40'x70' = 2,800 SQ. FT.
5% = 140 SQ. FT. LANDSCAPING
PLANTERS
BIKE RACKS
TRASH RECEPTACLES
SEATING



Z ARCHITECTS
commercial • planning • interiors • residential

HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA

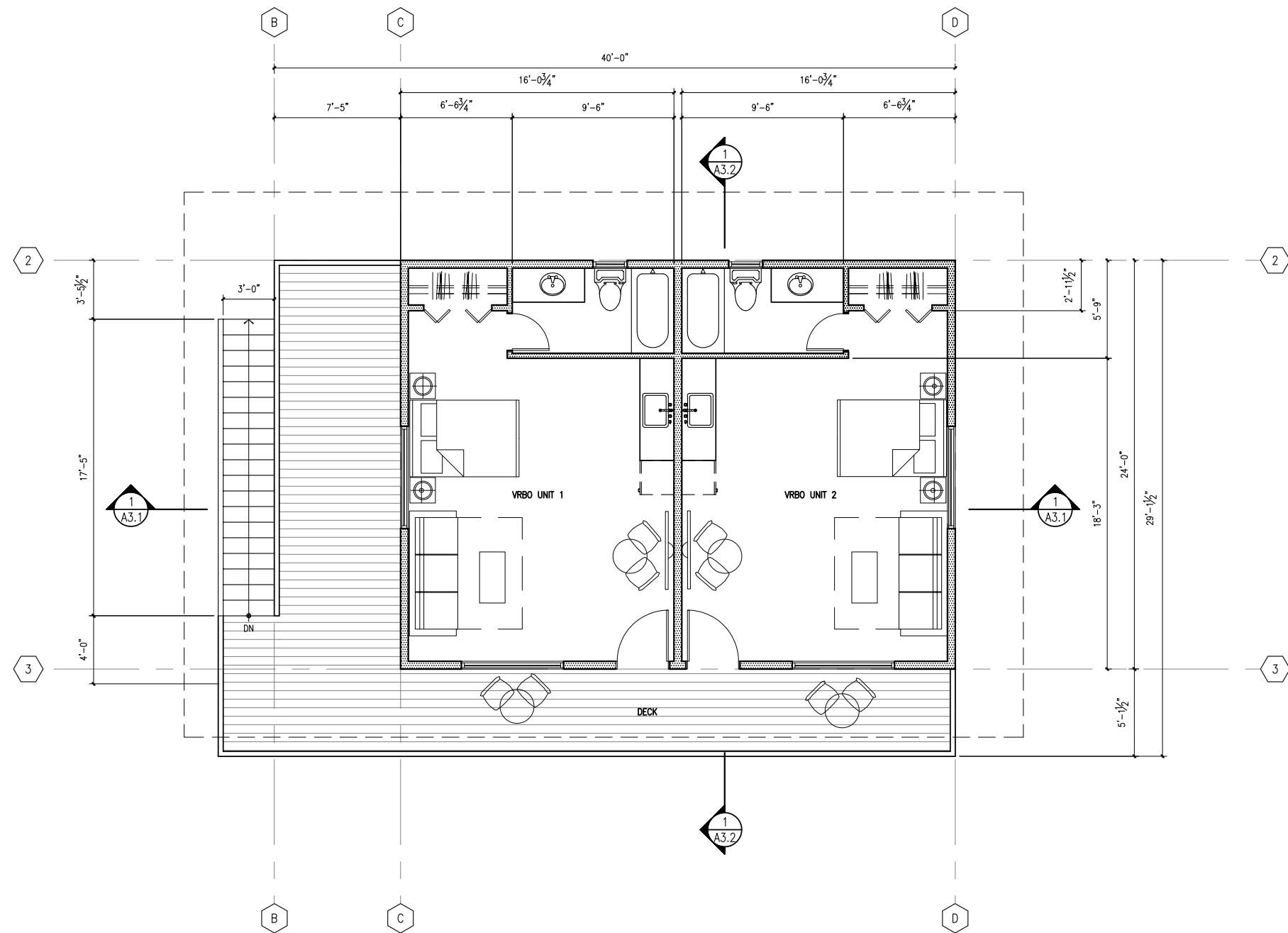
PLANS

JOB NO. 20-02
SUBMITTAL: XX.XX.XX
DRAWN BY: MAZ
CHECKED BY: MAZ
REVISIONS:

COPYRIGHT 2020

CONDITIONAL USE PERMIT
4-22-20

A1.1



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA

DESIGN

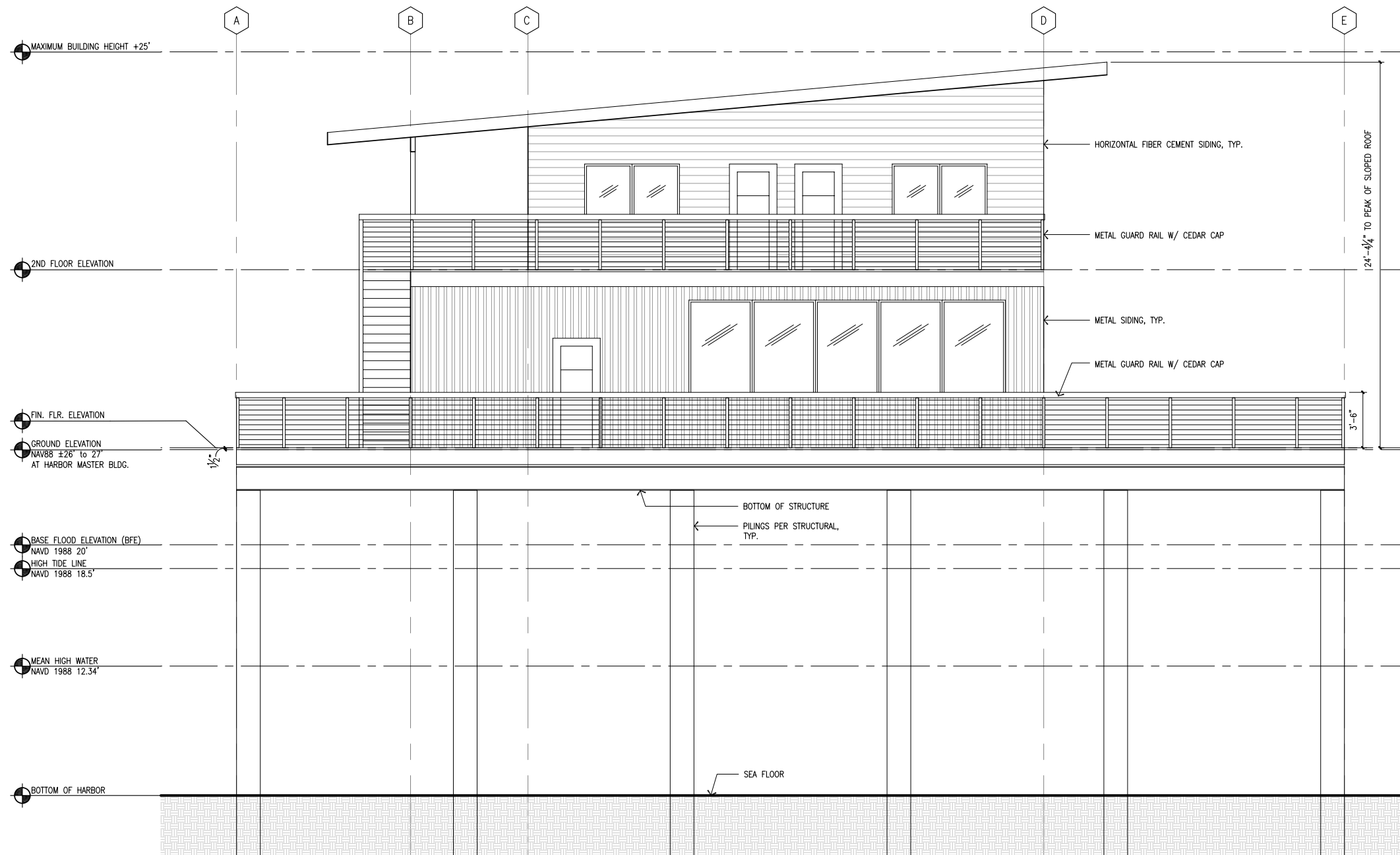
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JOB NO. 20-02
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REVISIONS:

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CONDITIONAL USE PERMIT
4-22-20

A1.2



1 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"

NOTES:

NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.

FINISH FLOOR ELEVATION 1 1/2" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.

MINIMUM BOARDWALK ELEVATION = 21 FEET NAVD 1988

NO STRUCTURAL DRAWINGS PROVIDED. FINAL STRUCTURAL DIMENSIONS WILL BE DETERMINED BY STRUCTURAL ENGINEER.

CONDITIONAL USE PERMIT
4-22-20



ZARCHITECTS
commercial • planning • interiors • residential

DESIGN

HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT 9-B, HOMER, ALASKA

ELEVATIONS

JOB NO. 20-02

SUBMITTAL: xx.xx.xx

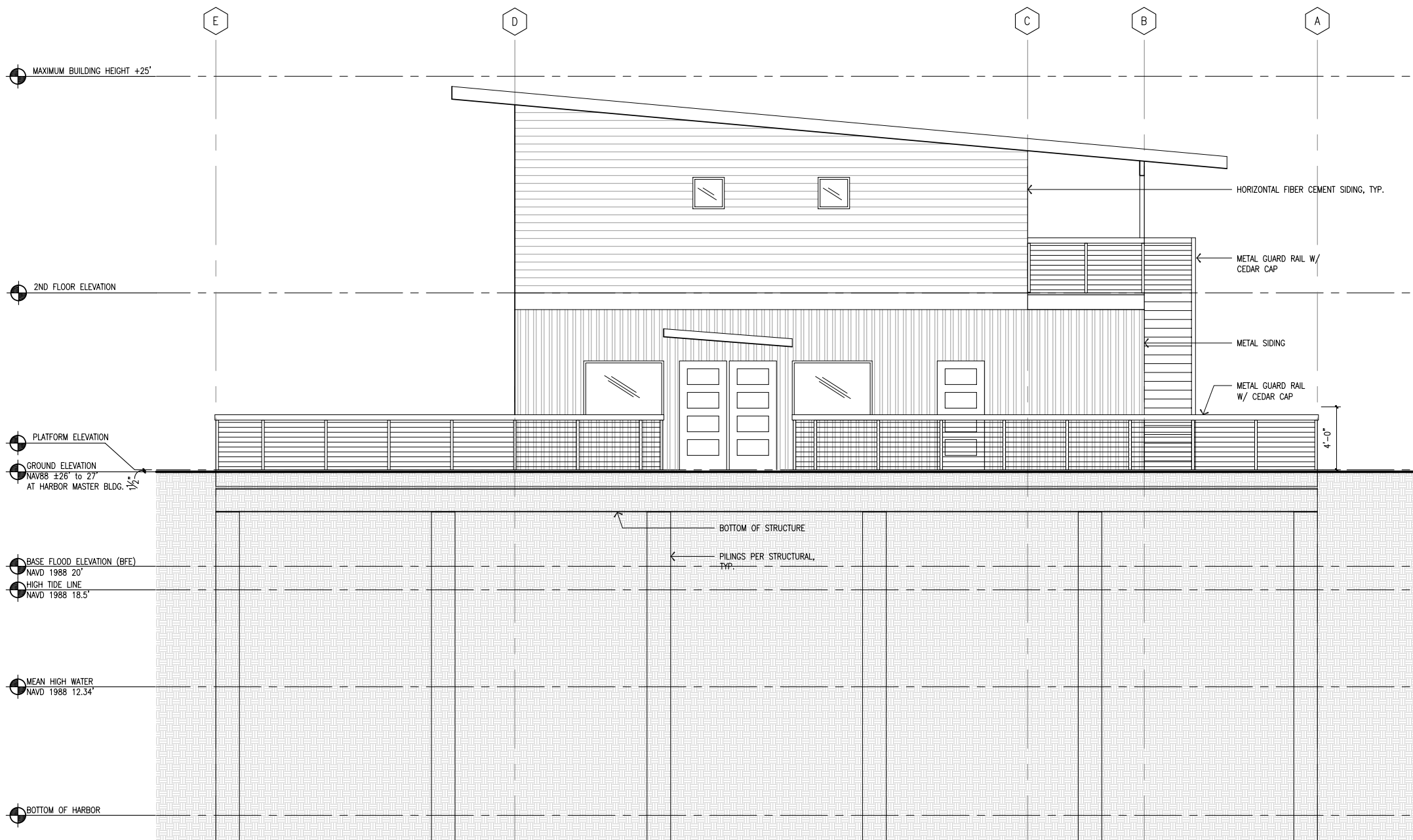
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CHECKED BY: MAZ

REVISIONS:

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A2.1



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.

FINISH FLOOR ELEVATION 1/2" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.

MINIMUM BOARDWALK ELEVATION = 21 FEET NAVD 1988

NO STRUCTURAL DRAWINGS PROVIDED. FINAL STRUCTURAL DIMENSIONS WILL BE DETERMINED BY STRUCTURAL ENGINEER.

CONDITIONAL USE PERMIT
4-22-20



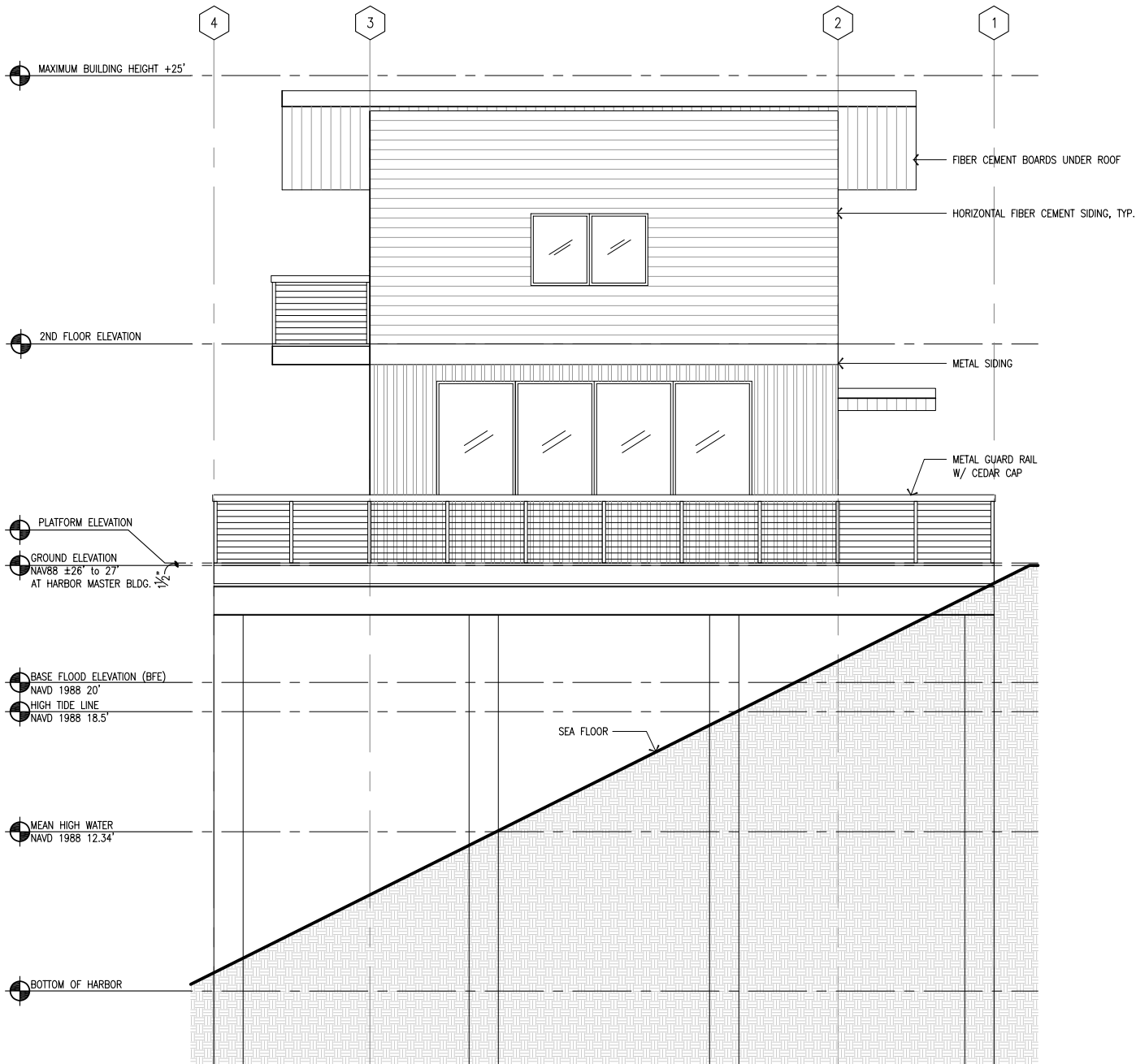
HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-B, HOMER, ALASKA
DESIGN

ELEVATIONS

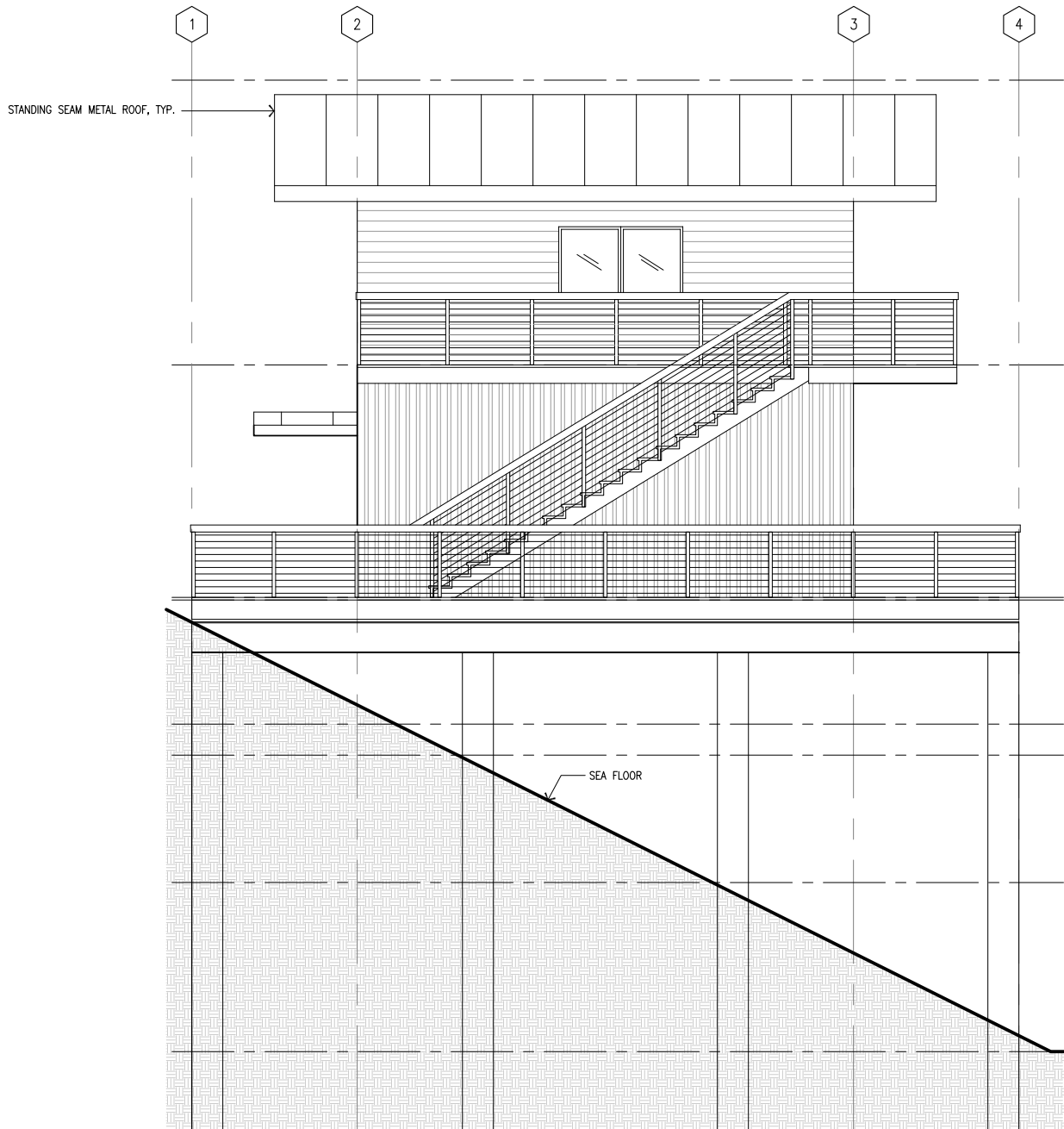
JOB NO. 20-02
SUBMITTAL: xx.xx.xx
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A2.2



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

- NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.
- FINISH FLOOR ELEVATION 1 1/2" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.
- MINIMUM BOARDWALK ELEVATION = 21 FEET NAVD 1988
- NO STRUCTURAL DRAWINGS PROVIDED. FINAL STRUCTURAL DIMENSIONS WILL BE DETERMINED BY STRUCTURAL ENGINEER.

CONDITIONAL USE PERMIT
4-22-20



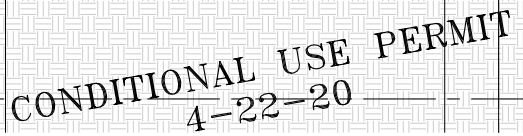
HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA
DESIGN

ELEVATIONS

JOB NO. 20-02
SUBMITTAL: xx.xx.xx
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A2.3

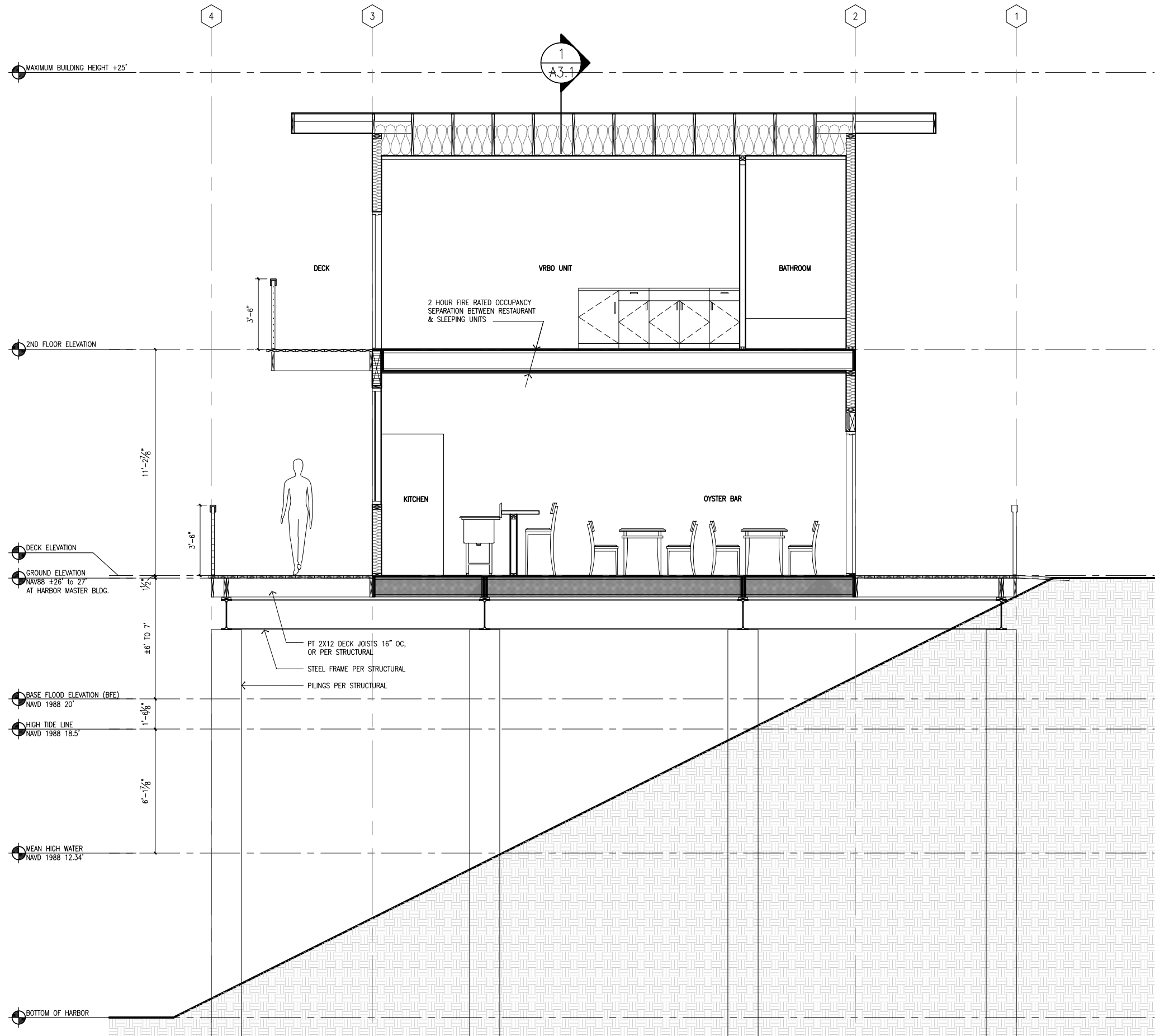


NOTE TO STRUCTURAL:
THE MECHANICAL ENGINEER IS REQUESTING THAT WE
RUN 1ST & 2ND FLOOR JOISTS NORTH/SOUTH SO
THAT HE MAY RUN HIS PIPES IN THAT DIRECTION.

BUILDING SECTIONS

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A3.1



1 SECTION 74
SCALE: 3/8" = 1'-0"

CONDITIONAL USE PERMIT
4-22-20



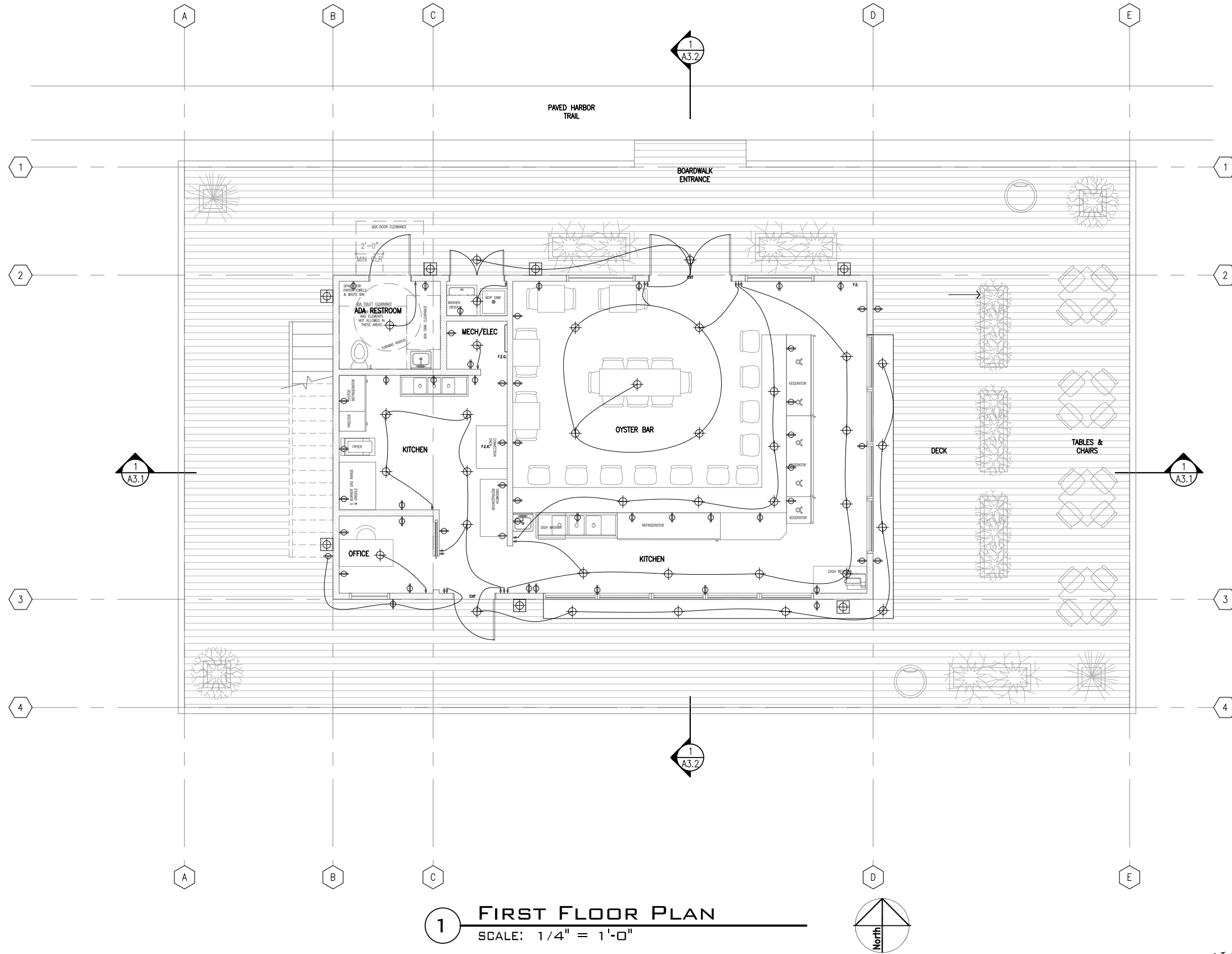
HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA
DESIGN

BUILDING SECTIONS

JOB NO. 20-02
SUBMITTAL: xx.xx.xx
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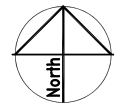
A3.2



- ELECTRICAL LEGEND**
- WALL SCONCE, MOUNT 7'-6" AFF
 - SWITCHES
 - SMOKE DETECTOR
 - ELECTRICAL OUTLET
 - RECESSED CAN

NOTE: ALL 15A, 20A, 125V RECEPTACLES IN A COMMERCIAL KITCHEN TO BE GFCI PROTECTED.

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA

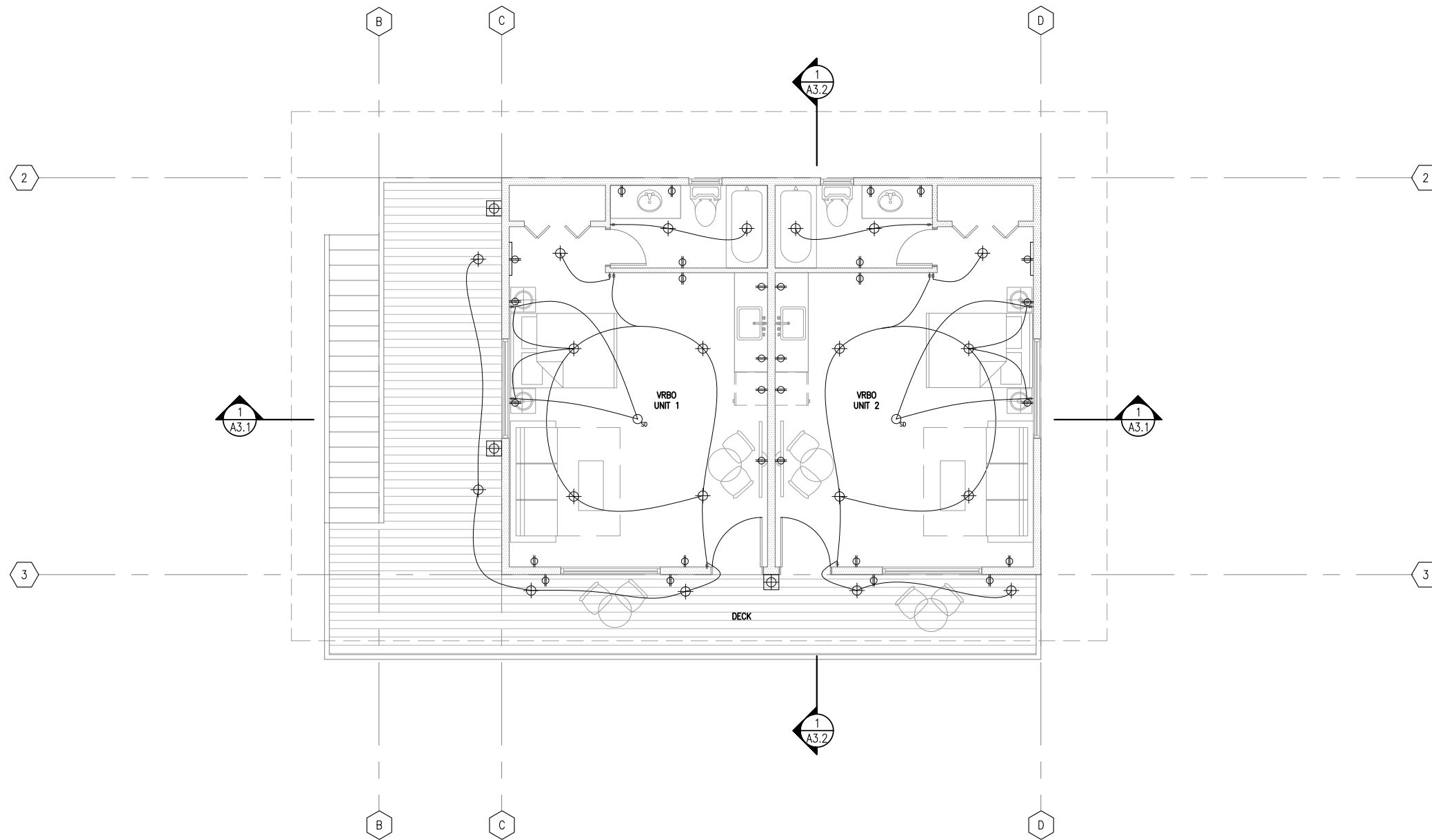
ELECTRICAL PLANS

JOB NO. 20-02
SUBMITTAL: XX.XX.XX
DRAWN BY: MAZ
CHECKED BY: MAZ
REVISIONS:

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CONDITIONAL USE PERMIT
4-22-20

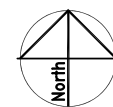
E1.1



- ELECTRICAL LEGEND**
- WALL SCONCE, MOUNT 7'-6" AFF
 - SWITCHES
 - SMOKE DETECTOR
 - ELECTRICAL OUTLET
 - RECESSED CAN
 - EXTERIOR LIGHT

NOTE: ALL 15A, 20A, 125V
RECEPTACLES IN BATHROOM AND
KITCHENETTE TO BE GFCI PROTECTED.

1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA

ELECTRICAL PLANS

JOB NO. 20-02
SUBMITTAL: xx.xx.xx
DRAWN BY: MAZ
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CONDITIONAL USE PERMIT
4-22-20

E1.2



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
44669 STERLING HIGHWAY, SUITE B
SOLDOTNA, AK 99669

April 9, 2020

Regulatory Division
POA-2020-00087

Suvi Bayly
824 Ocean Drive Loop
Homer, Alaska 99603

Dear Ms. Bayly:

Enclosed is the signed Letter of Permission (LOP), file number POA-2020-00087, Homer Harbor, authorizing the construction of a pile supported 40-foot wide x 70-foot long wooden deck and restaurant. The project site is located within Section 22, T. 6 S., R. 13 W., Seward Meridian; Seldovia C-4; Latitude 59.6080° N., Longitude 151.4300° W.; Freight Dock Road, near the Homer Harbor boat ramp; Kenai Peninsula Borough; in Homer, Alaska. Also enclosed is a Notice of Authorization which should be posted in a prominent location near the authorized work.

If changes to the plans or location of the work are necessary for any reason, plans must be submitted to us immediately. Federal law requires approval of any changes before construction begins.

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

Additionally, we have enclosed a Notification of Administrative Appeals Options and Process and Request for Appeal form regarding this Department of the Army Letter of Permission (see section labeled "Initial Proffered Permit").

Please contact me via email at: Andrew.a.gray@usace.army.mil, by mail at the address above, or by phone at (907) 753-2722, if you have questions or to request a hard copy of the LOP and enclosures. For more information about the Regulatory Program, please visit our website at: www.poa.usace.army.mil/Missions/Regulatory.

Sincerely,

Andrew Gray
Regulatory Specialist

Enclosures

CC:

ADEC	james.rypkema@alaska.gov
ADEC - Teri Buck	Teri.buck@alaska.gov
ADF&G-DH (Kenai R. Center)	lucas.byker@alaska.gov
ADF&G-DH (Kenai R. Center)	brian.blossom@alaska.gov
ADNR-DMLW	Clifford.larson@alaska.gov
ADNR-DMLW	michael.walton@alaska.gov
ADNR-Parks & Rec	pamela.russell@alaska.gov
SHPO-ADNR OHA	oha.revcomp@alaska.gov
EPA	heer.marcia@epa.gov
NMFS, Anchorage	HCD.Anchorage@noaa.gov
USFWS, Kenai	R7_Kenai_Fish_Comment@fws.gov
Kenai Peninsula Borough	KenaiRivCenter@borough.kenai.ak.us
U.S. Coast Guard-Anchorage box	anchorage.waterways@uscg.mil
NOAA-Marine Chart Div	John.Whiddon@noaa.gov
USACE- Operations Manager-Michael Tencza	michael.g.tencza@usace.army.mil
Bryan Hawkins – City of Homer	BHawkins@ci.homer.ak.us
Rachel Friedlander	rfriedlander@ci.homer.ak.us
Erica Hollis	ehollis@ci.homer.ak.us
Julie Engebretsen	JEngebretsen@ci.homer.ak.us
Travis Brown	tbrown@ci.homer.ak.us
Matt Clarke	MClarke@ci.homer.ak.us



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
REGULATORY DIVISION
44669 STERLING HIGHWAY, SUITE B
SOLDOTNA, AK 99669

April 9, 2020

Regulatory Division
POA-2020-00087

DEPARTMENT OF THE ARMY
LETTER OF PERMISSION

Authorization is hereby granted to Suvi Bayly, to:

Construct a 40-foot wide x 70-foot long wooden deck, which will be supported by (18) 18-inch diameter steel piles. Five of the (18) piles will be located below the Mean High Water Mark (MHW), 17.2' above the 0.0' contour of Homer Harbor, a navigable water of the United States (U.S.). The development will include the construction of a restaurant located on top of the piles. Pile driving will occur when the project site is completely de-watered, and will be performed from a land based impact pile driver.

The work will be performed in accordance with the enclosed plans, sheets 1-4, dated April 3, 2020, which are incorporated in and made a part of this Letter of Permission.

This action is based upon the recommendation of the Chief of Engineers and under the provisions of Section 10 of the 1899 Rivers and Harbors Act (30 Stat 1151; 33 U.S.C. 403).

This authorization is subject to the following special conditions and the enclosed general conditions and further information (see enclosure entitled: GENERAL CONDITIONS/INFORMATION).

Special Conditions:

1. **Self-Certification:** Within 60 days of completion of the work authorized by this permit, the Permittee shall complete the attached "Self-Certification Statement of Compliance" form and submit it to the Corps of Engineers (Corps). In the event that the completed work deviates in any manner from the authorized work, the Permittee shall describe the deviations between the work authorized by this permit and the work as constructed on the "Self-Certification Statement of Compliance" form. The description of any deviations on the "Self-Certification Statement of Compliance" form does not constitute approval of any deviations by the Corps.

2. Your use of the permitted activity must not interfere with the public's right to free navigation on all navigable waters of the United States (U.S.)

3. You must install and maintain, at your expense, any safety lights and signals prescribed by the U.S. Coast Guard (USCG), through regulations or otherwise, on your authorized facilities. The USCG may be reached at the following address and telephone number: Commander (oan), 17th Coast Guard District, Post Office Box 25517, Juneau, Alaska 99802, (907) 463-2272.

4. The permittee understands and agrees that, if future operations by the U.S. require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the U.S. No claim shall be made against the U.S. on account of any such removal or alteration.

Nothing in this authorization shall be construed as excusing you from compliance with other Federal, State, or local statutes, ordinances, or regulations which may affect the proposed work.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

April 9, 2020

DATE



FOR: District Engineer
U.S. Army, Corps of Engineers

GENERAL CONDITIONS/INFORMATION

1. The time limit for completing the work authorized ends five years from the date of this authorization. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must contact the Alaska District Corps of Engineers (Corps) to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Further Information:

1. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal project.

2. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or un-permitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States (U.S.) in the public interest.

c. Damages to persons, property, or to other permitted or un-permitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

3. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

4. Re-evaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a re-evaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 3 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a re-evaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may, in certain situations, (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

5. Extensions. General Condition #1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.



**This notice of authorization must be
conspicuously displayed at the site of work.**

**United States Army Corps of Engineers
Homer Harbor**

A permit to: Construct a 40-foot wide x 70-foot long wooden deck, which would be supported by (18) 18-inch diameter steel piles. Five of the (18) piles would be located below the Mean High Water Mark (MHW), 17.2' above the 0.0' contour of Homer Harbor.

at: Section 22, T. 6 S., R. 13 W., Seward Meridian; Seldovia C-4; Latitude 59.6080° N., Longitude 151.4300° W.; Freight dock road, near the Homer Harbor boat ramp; Kenai Peninsula Borough; in Homer, Alaska.

has been issued to: Suvi Bayly

on: April 9, 2020 **and expires on:** April 9, 2025

Address of Permittee: 824 Ocean Drive Loop, Homer, AK 99603

Permit Number:

POA-2020-00087

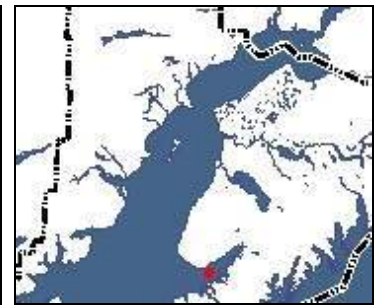
**FOR: District Commander
NAME
TITLE
REGULATORY DIVISION**

ENG FORM 4336, Jul 81 (33 CFR 320-330) EDITION OF JUL 70 MAY BE USED

(Proponent: CECW-O)



POA-2020-00087 Suvi Bayly



Legend

- Mileposts
- City Limits
- Highways
- Major Roads
- Roads
 - Town Medium Volume
 - Town Low/Seasonal; Other
 - Proposed
- Parcels

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 0.09 0.18 Miles

Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

THIS MAP IS NOT TO BE USED FOR NAVIGATION

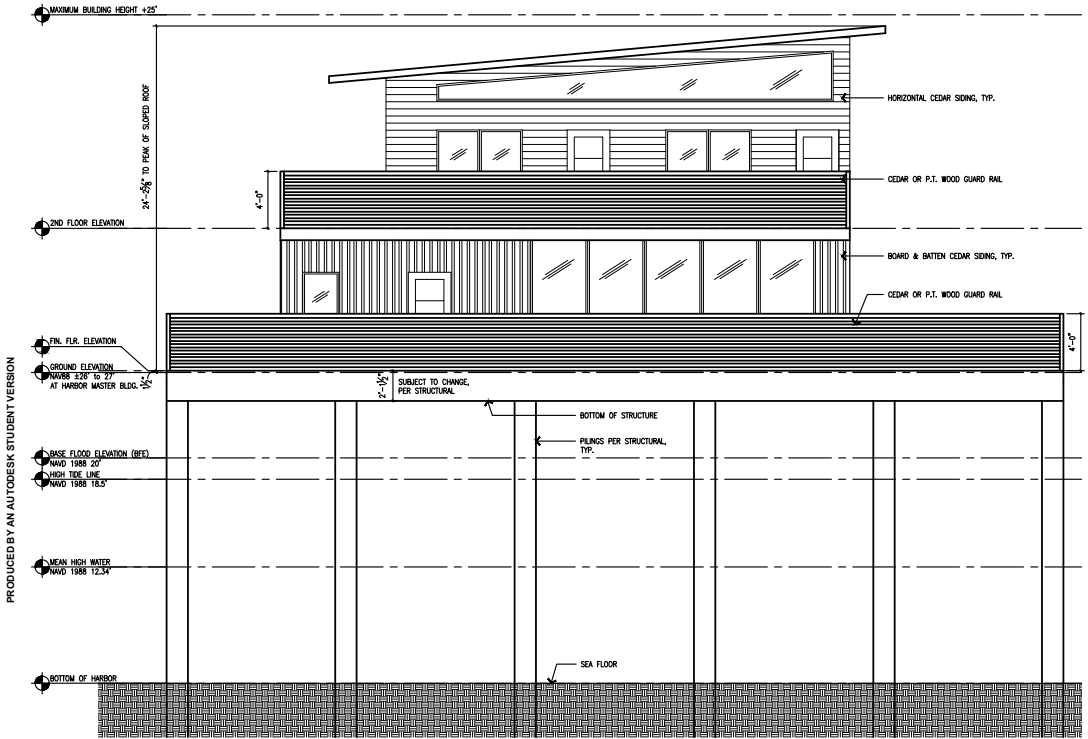
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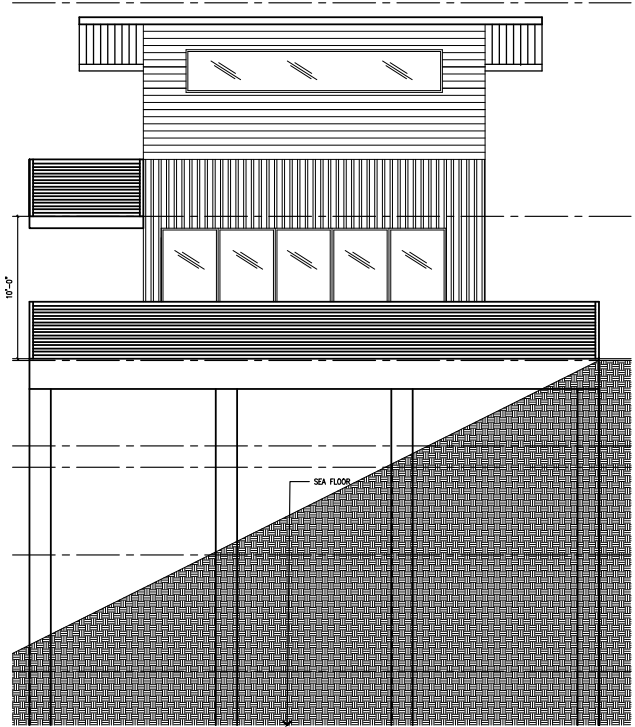
PLANS

XX.XX.XX
MAZ
MAZ

A1.1



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

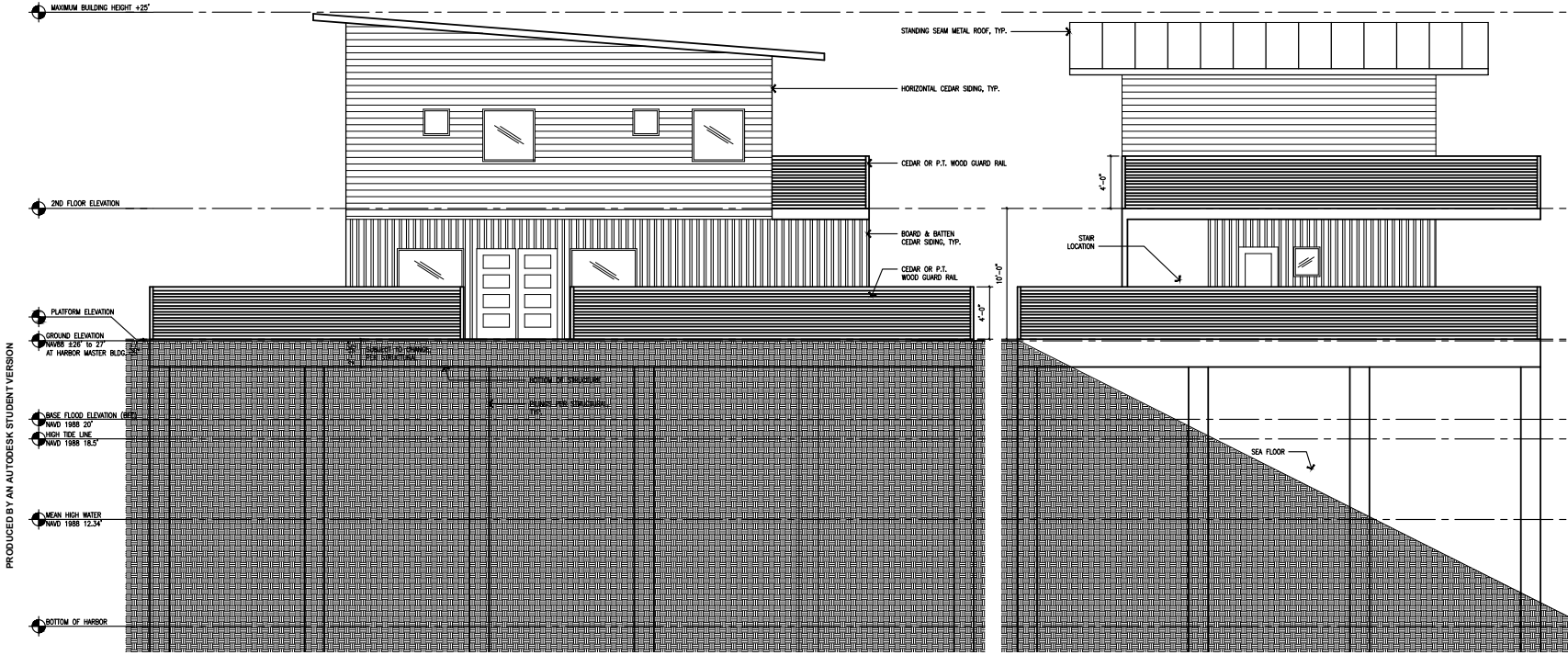


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.
FINISH FLOOR ELEVATION 15" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.
MINIMUM BOARDWALK ELEVATION = 21 FEET NAVD 1988
NO STRUCTURAL DRAWINGS PROVIDED. 2'-10" DISTANCE BETWEEN TOP OF FINISH FLOOR AND BOTTOM OF LOWEST STRUCTURAL MEMBER BASED ON ASSUMPTION OF 8" PLYWOOD ON TOP OF 2X12 JOISTS ON TOP OF 1.5" GULL-LAM BEAMS. FINAL DIMENSIONS WILL BE DETERMINED BY STRUCTURAL ENGINEER.

ELEVATIONS

A2.1



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:
NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.
FINISH FLOOR ELEVATION 1/4" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.
MINIMUM BOARDWALK ELEVATION = 21 FEET NAVD 1988
NO STRUCTURAL DRAWINGS PROVIDED. 2'-10" DISTANCE BETWEEN TOP OF FINISH FLOOR AND BOTTOM OF LOWEST STRUCTURAL MEMBER BASED ON ASSUMPTION OF 3/4" PLYWOOD ON TOP OF 2X12 JOISTS ON TOP OF 1.50" COLUMNS BEAMS. FINAL DIMENSIONS WILL BE DETERMINED BY STRUCTURAL ENGINEER.

ELEVATIONS

XX.XX.XX
MAZ
MAZ

A2.2

Session 20-03, a Regular Meeting of the Port and Harbor Advisory Commission was called to order by Chair Steve Zimmerman at 5:03 p.m. on March 25, 2020 in the Cowles Council Chambers, City Hall located at 491 E Pioneer Avenue, Homer, Alaska. Due to the COVID 19 Pandemic this meeting was conducted electronically as outlined by Ordinance 20-15

PRESENT (TELEPHONIC): COMMISSIONERS ZIMMERMAN, ULMER, STOCKBURGER, DONICH, CARROLL, ZEISET, AND ERICKSON

STAFF (TELEPHONIC): PORT DIRECTOR/HARBORMASTER HAWKINS

(PHYSICALLY): CITY CLERK JACOBSEN
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

Chair Zimmerman requested a motion to approve the agenda.

ULMER/STOCKBURGER MOVED TO APPROVE THE AGENDA AS WRITTEN.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

RECONSIDERATION

APPROVAL OF MINUTES

VISITORS/PRESENTATIONS

STAFF & COUNCIL REPORT/COMMITTEE REPORTS

PUBLIC HEARING

PENDING BUSINESS

NEW BUSINESS

- A. Memorandum from Port Director/Harbormaster re: Lease Application - Homer Spit Oyster Bar
Lease Application - Homer Spit Oyster Bar

Chair Zimmerman introduced the item into the record by reading of the title.

Port Director/Harbormaster Hawkins provided a summary of his report to the Commission.

Chair Zimmerman opened the floor for discussion and questions of the Commission.

Commissioners discussed, commented and received input from Port Director Hawkins on the following:

- Numbers and proposal were well thought out and appeared to be realistic
- Financial back up plan included for the project
- Concerns expressed regarding funding available to complete the project
- Supported the project to start overslope development
- Considerations regarding parking and/or designated parking, permitted parking for employees of businesses
- Parking for patrons for new business
- The location for the proposed development

ZIMMERMAN/ERICKSON MOVED TO SUSPEND THE RULES TO ALLOW APPLICANT TO PROVIDE INFORMATION AND RESPOND TO COMMISSIONERS QUESTIONS

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Suvi Bayly, Lease Applicant, provided details on the licensing, location selection and on the time involved in bringing the project to completion.

Commissioners offered their opinions on the following:

- Great location selection
- Well thought out plan and hoped it could be accomplished for the amount budgeted
- General support for the overall project

ULMER/STOCKBURGER MOVED THAT THE PORT AND HARBOR ADVISORY COMMISSION RECOMMENDS CITY COUNCIL APPROVE THE LEASE APPLICATION FROM HOMER SPIT OYSTER BAR FOR OVERSLOPE DEVELOPMENT

There was no additional discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Memorandum from Port Director/Harbormaster re: Lease Application – Sea Tow South Central Alaska
- i. Lease Application – Sea Tow South Central Alaska



Load and Launch Ramp

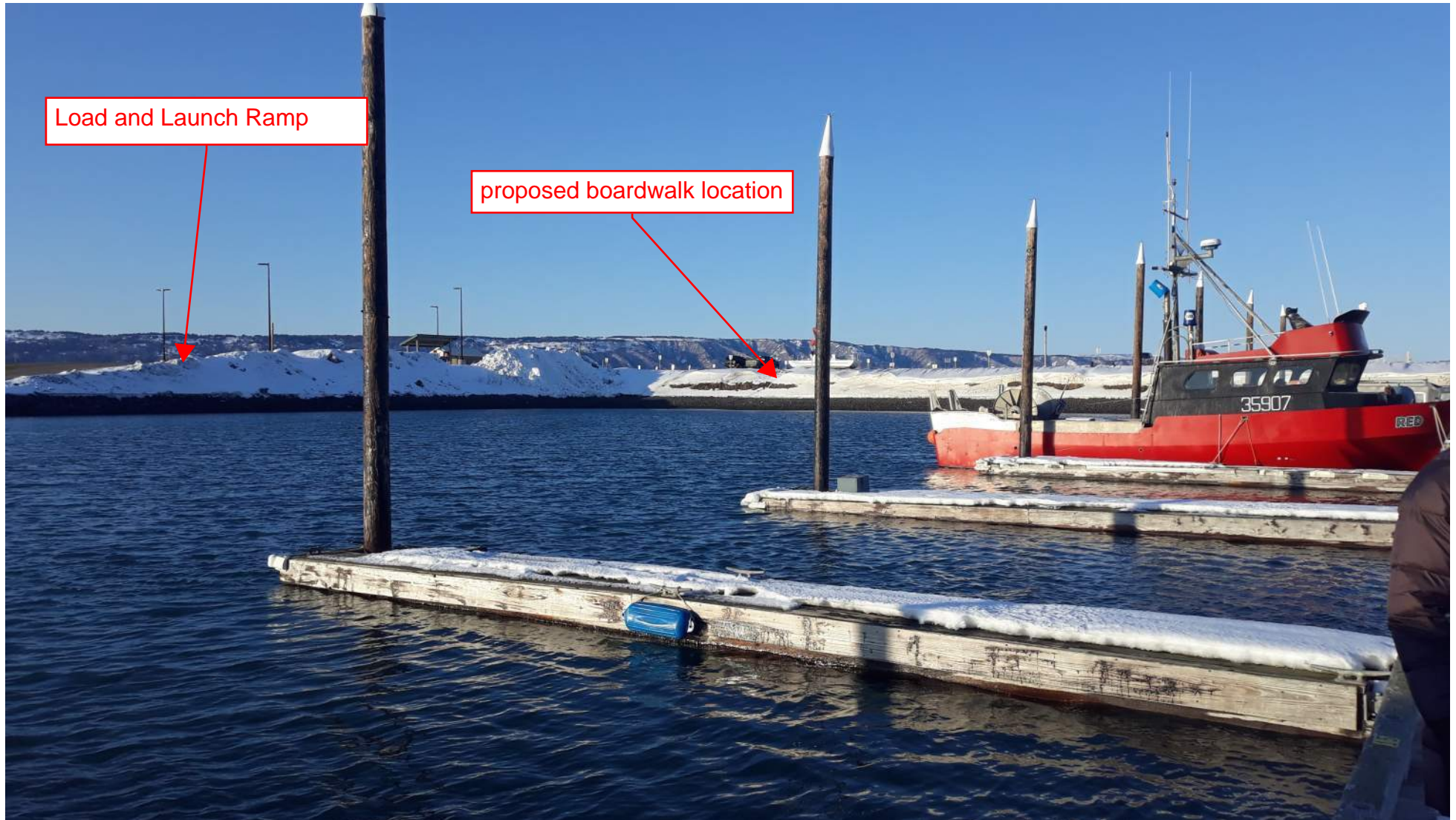
proposed boardwalk location

View from proposed boardwalk location











PUBLIC HEARING NOTICE

Public notice is hereby given that the City of Homer will hold a public hearing by the Homer Advisory Planning Commission on Wednesday, April 29, 2020 at 5:30 p.m. via a virtual meeting webinar, on the following matter:

A request for Conditional Use Permit (CUP) 20-05 to allow a restaurant with upstairs nightly rentals on a boardwalk adjacent to the load and launch ramp in the Homer Harbor at 1081 Freight Dock Rd. Bldg. A. A CUP is required per HCC 21.46.040(a), Overslope development and HCC 21.28.030(d), Lodging. The property is described as Lot G-8 Homer Spit. No. Two Amended, T. 6S. Sec. 35 & 36, T. 7S. Sec. 1 & 2, R. 13W., S.M.

Anyone wishing to view the complete proposal or present testimony on this matter may do so by visiting the meeting page on the City's online calendar at <https://www.cityofhomer.ak.gov/calendar>. This webpage has all of the information for how to view and participate in the virtual meeting, including how to call-in for verbal testimony. The virtual meeting processes are in place for the duration of Governor Dunleavy's Health Mandate 011: Social Distancing.

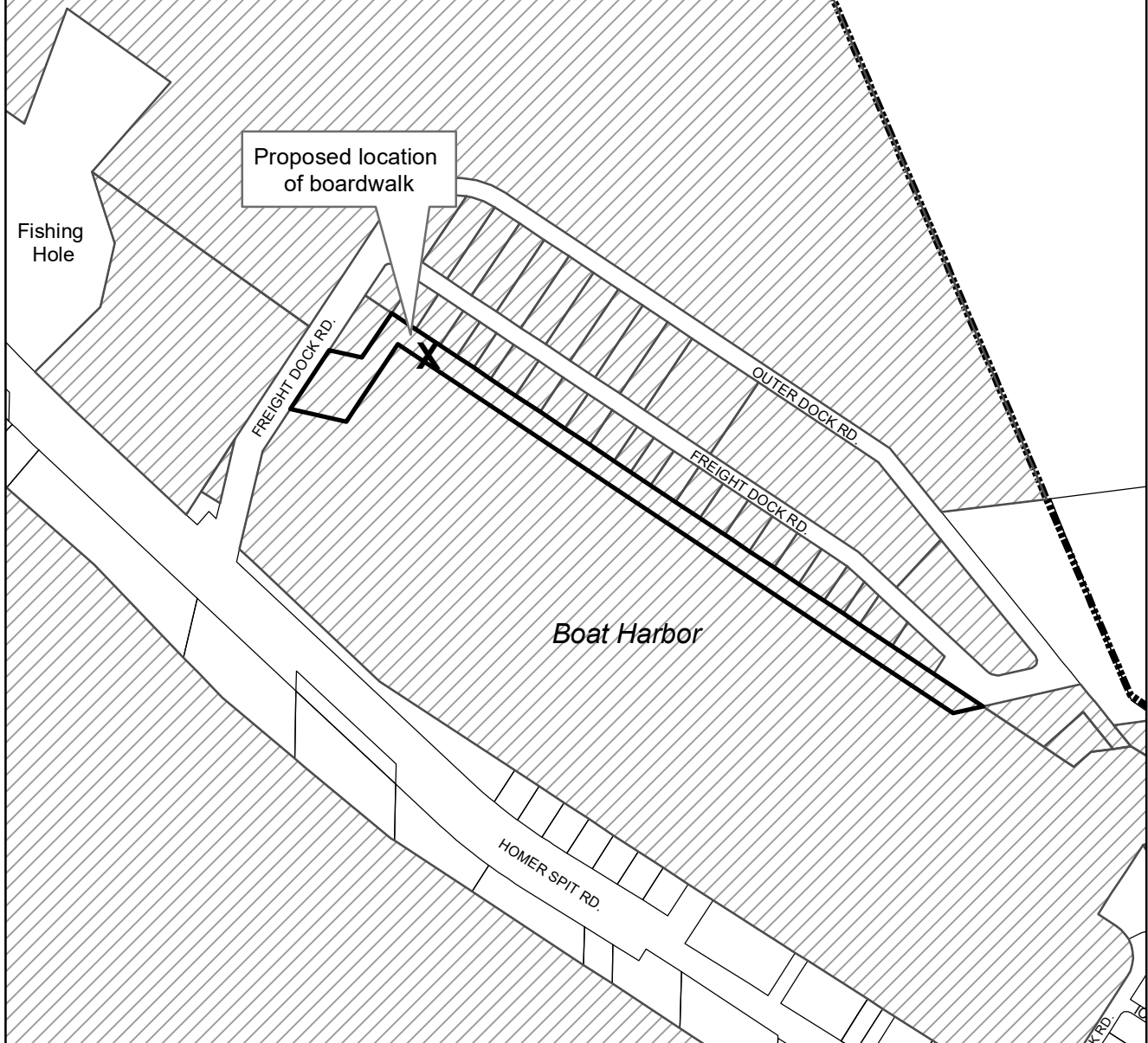
If you have any questions or need additional information, please contact the Planning and Zoning Office at 235-3106 or the Clerk's Office at 235-3130.

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

4/12/2020

Request for Conditional Use Permit 20-05 4081 Freight Dock Rd. Bldg A

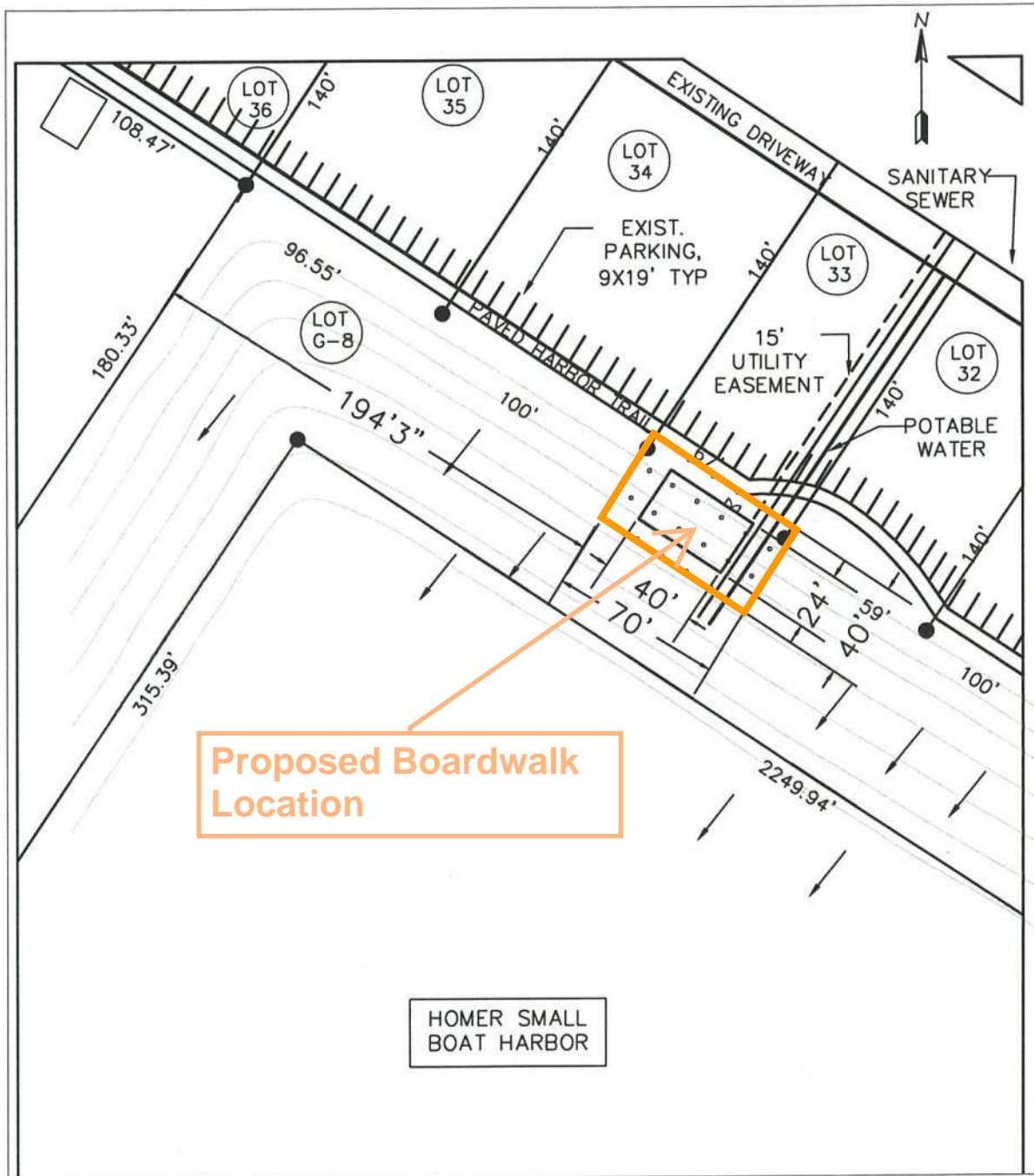
Marked lots are w/in 300 feet
and property owners notified.

0 125 250 500 750 1,000 Feet



Disclaimer:
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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.

SITE PLAN



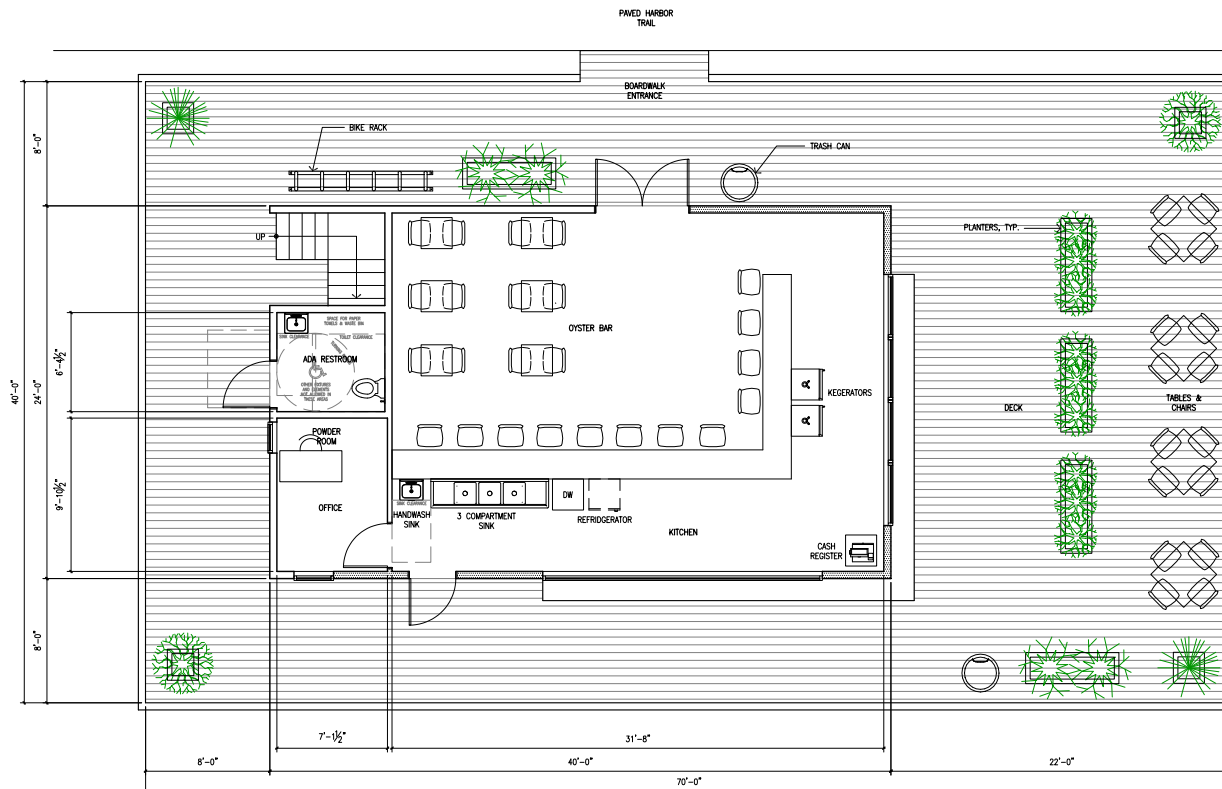
HOMER SPIT OYSTER BAR

RECEIVED

03/12/2020 SCALE: $\frac{1}{64}'' = 1'$

MAR 22 2020 HOMER SPIT SUB NO TWO AMENDED LOT G-8,
HOMER, AK

CITY OF HOMER
PLANNING/ZONING



SEE PLATFORM LANDSCAPING
40'X70' = 2,800 SQ. FT.
5% = 140 SQ. FT. LANDSCAPING
PLANTERS
BIKE RACKS
TRASH RECEPTACLES
SEATING

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



CONDITIONAL USE PERMIT SET
03-11-20



ZARCHITECTS
DESIGN • PLANNING • INTERIOR • EXTERIOR

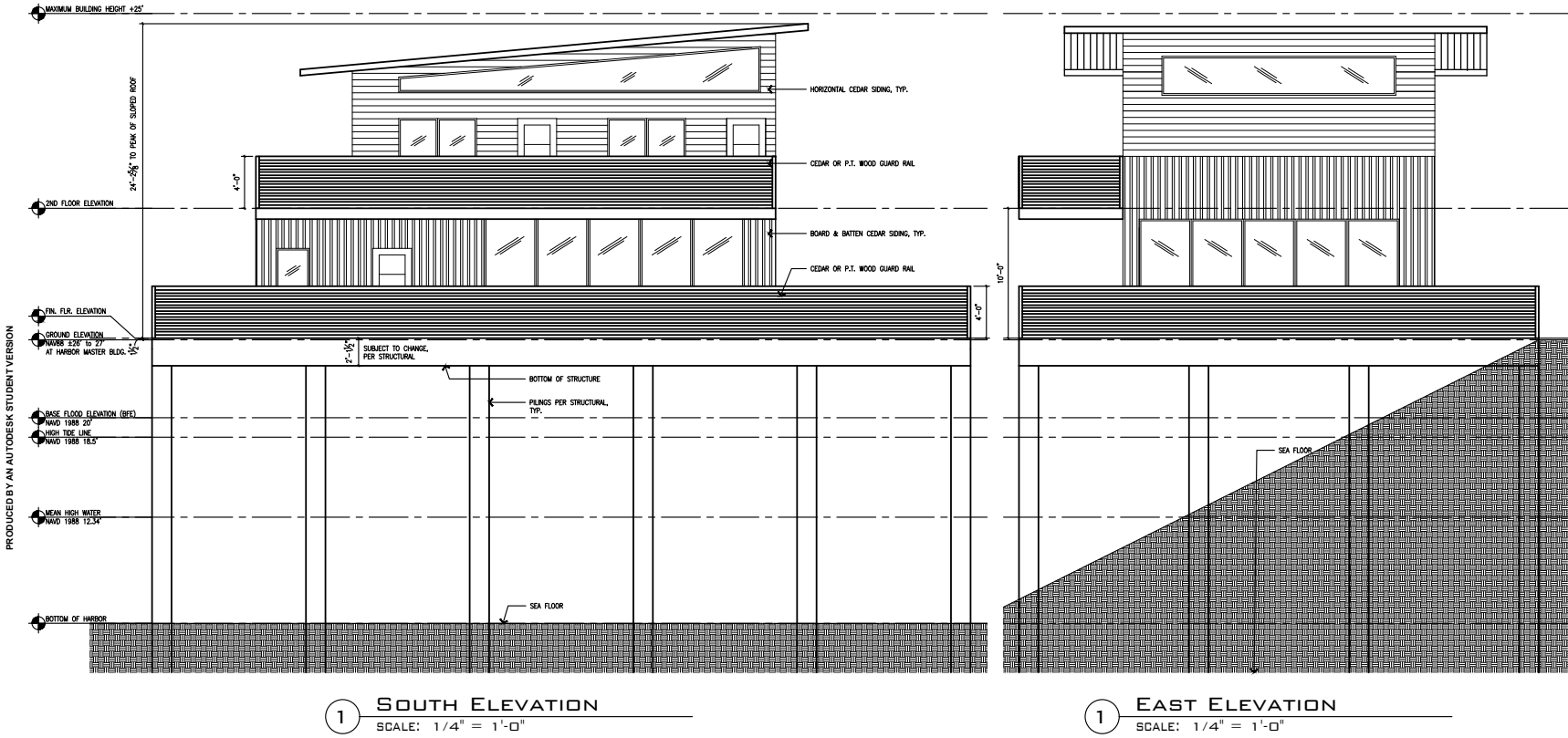
HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-5, HOMER, ALASKA
DESIGN

PLANS

JOB NO. 20-02
SUBMITTAL: XXXXXX
DRAWN BY: MAZ
CHECKED BY: MAZ
REVISIONS:

COPYRIGHT 2020

A1.1

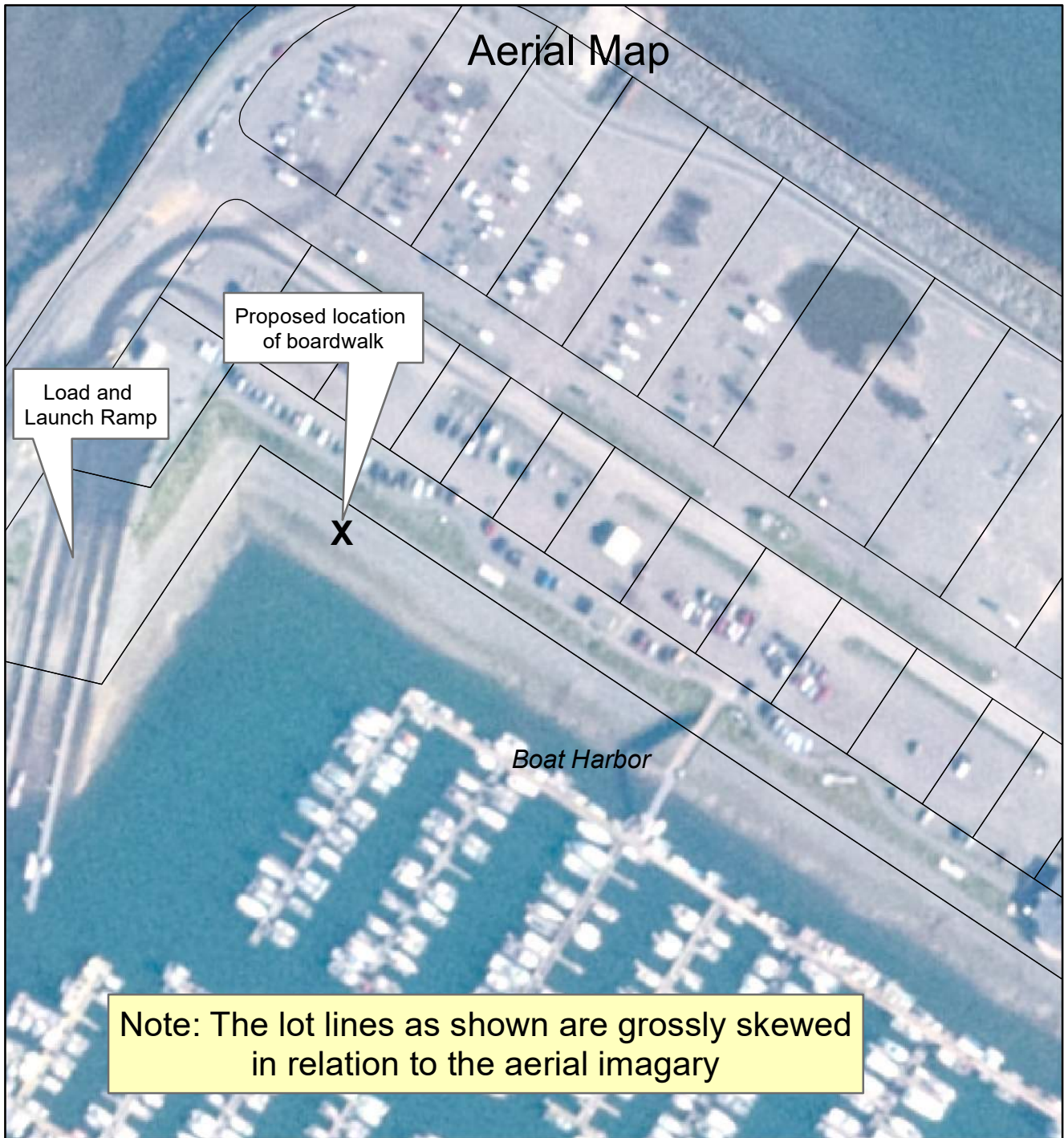


NOTES:
NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.
FINISH FLOOR ELEVATION 15" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.
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XX-XX-XX
MAZ
MAZ

ELEVATIONS

A2.1



City of Homer
Planning and Zoning Department
4/12/2020

Request for Conditional Use Permit 20-05 4081 Freight Dock Rd. Bldg A

0 2550 100 150 200 Feet



Disclaimer:
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City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

Staff Report 20-25

TO: Homer Planning Commission **20-25**
FROM: Julie Engebretsen, Deputy City Planner
THROUGH: Rick Abboud, City Planner
DATE: April 29, 2020
SUBJECT: Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat

Requested Action: Approval of a preliminary plat to subdivide an existing 4.837 acre lot into two lots.

General Information:

Applicants:	Robert and Amy Crow 750 Nedosik Rd Homer, AK 99603	Geovera LLC Steve Smith PO Box 3235 Homer, AK 99603
Location:	Northeast corner of Nedosik Rd and Skyline Drive	
Parcel ID:	17307091	
Size of Existing Lot(s):	4.837 acres	
Size of Proposed Lots(s):	2.403 and 2.433 acres	
Zoning Designation:	Rural Residential District	
Existing Land Use:	Residential	
Surrounding Land Use:	North: Vacant South: Residential East: Vacant West: Vacant/Residential	
Comprehensive Plan:	Chapter 4 Implementation Item 1-C-1 Promote infill development in all housing districts.	
Wetland Status:	Riparian, kettle & discharge slope wetland types may be present	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer are not available at this time.	
Public Notice:	Notice was sent to 20 property owners of 16 parcels as shown on the KPB tax assessor rolls.	

Analysis: This subdivision is within the Rural Residential District. This plat subdivides one larger lot into two smaller lots. There is an existing home on proposed lot C1-C-1 (southern lot). The northern lot (C1-C-2) has a mapped wetland area, stream headwater, and large power lines that run overhead of the wetlands.

Homer City Code 22.10.051 Easements and rights-of-way

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

Staff Response: The plat meets these requirements. Fifteen foot utility easement is described in plat note 4.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

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

Staff Response: The plat meets these requirements.

- B. North point;

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. A stream is shown on lot C1-C-2, within the low wet area. Please include the stream symbol in the legend.

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

Staff Response: The plat meets these requirements; not within a tidal area.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. City water and sewer are not present.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements.

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

Staff Response: The plat meets these requirements. No encroachments are shown.

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

Staff Response: The plat meets these requirements.

Public Works Comments: No comments or concerns.

Staff Recommendation:

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

1. Include the stream symbol in the legend.
2. Plat note 6 addresses wetland development and permitting requirements.

Attachments:

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

NOTES

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

2. TRUE BEARINGS AND DISTANCES WERE DETERMINED BY ROTATING AND SCALING FROM GRID USING FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" AS A SCALING POINT. TRUE BEARINGS WERE DETERMINED BY ROTATING GRID INVERSE AZIMUTHS $-117^{\circ}13.4'$. TRUE DISTANCES WERE OBTAINED BY DIVIDING GRID INVERSE DISTANCES BY 0.999986696.

3. THE RESULTING SCALED COORDINATES WERE TRANSLATED TO A LOCAL COORDINATE SYSTEM BASED ON FEDERAL BASE NETWORK CONTROL STATION "HOMAIR" N=100,000 E=100,000. ALL COORDINATE VALUES REPRESENT GROUND DISTANCES IN U.S. SURVEY FEET ORIENTED TO TRUE NORTH.

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

5. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CITY OF HOMER ZONING REGULATIONS. REFER TO THE HOMER CITY CODE FOR ALL CURRENT SETBACK AND SITE DEVELOPMENT RESTRICTIONS. OWNERS SHOULD CHECK WITH THE CITY OF HOMER PLANNING DEPARTMENT PRIOR TO DEVELOPMENT ACTIVITIES.

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

7. ACCESS TO STATE MAINTAINED SKYLINE DRIVE IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.

8. THE LOT IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 18, PG 245 HRD AND BK 307, PG 119 HRD).

9. THESE LOTS WILL BE SERVED BY ONSITE WATER AND SEWER.

10. 100 FT. WIDE TRANSMISSION EASEMENT: CONSTRUCTION OF PUBLIC ROADS SHALL BE RESTRICTED TO THE OUTER 20 FT. ONE SIDE OR THE OTHER, BUT NOT BOTH SIDES OF THE EASEMENT. PUBLIC ROADS OR DRIVEWAYS CROSSING THE EASEMENT SHALL BE LOCATED AS NEARLY PERPENDICULAR TO THE TRANSMISSION LINE AS IS REASONABLY POSSIBLE. NO PORTION OF THE ROAD OR DRIVEWAY SHALL BE CLOSER THAN 25 FT. TO A TRANSMISSION LINE POLE/STRUCTURE. NO EXCAVATION OR FILL WITHIN THE EASEMENT IS ALLOWED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HEA.

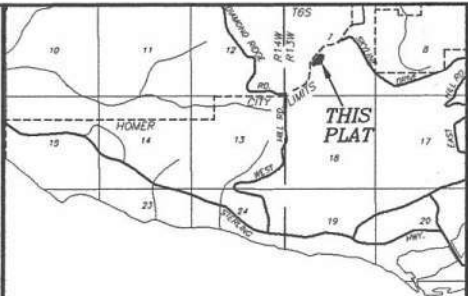
PLAT APPROVAL

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

BY: _____
AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE _____

SCALE 1"=80'



KACHEMAK BAY

VICINITY MAP

SCALE: 1" = 1 MILE

U.S.G.S. QUAD, SELDOVIA (C-4 & C-5)

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ROBERT T. CROW
750 NEDOSIK ROAD
HOMER, ALASKA 99603

AMY M. CROW
750 NEDOSIK ROAD
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

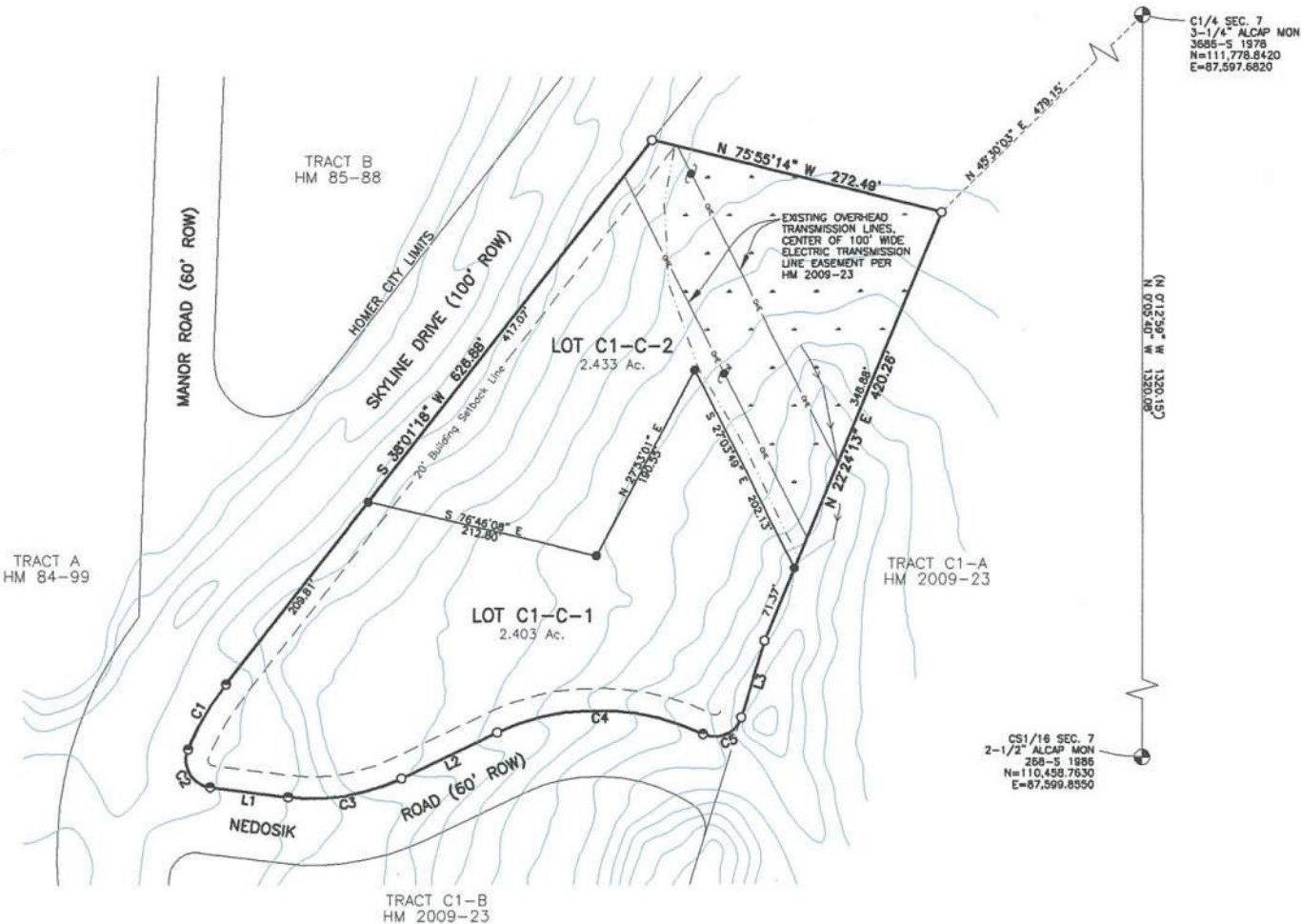
FOR ROBERT T. CROW AND AMY M. CROW

ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°44'12" E	71.54'
L2	N 64°31'44" E	96.25'
L3	N 17°17'28" E	73.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	15°43'04"	250.00'	68.58'	S 30°09'46" W	68.37'
C2	105°02'26"	25.00'	45.83'	S 30°12'58" E	39.68'
C3	32°44'04"	185.00'	105.69'	N 80°53'46" E	104.26'
C4	51°37'57"	215.00'	193.75'	S 89°39'18" E	187.26'
C5	98°52'13"	25.00'	43.14'	N 66°43'34" E	37.98'

LEGEND

- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2" ALCAP (7968-S 2009) RECOVERED THIS SURVEY
- INDICATES ORIGINAL CORNER OF RECORD FOUND DESTROYED AND REPLACED WITH NEW CORNER
- INDICATES 5/8" X 30" REBAR WITH 2" ALCAP (7538-S, 2020) SET THIS SURVEY
- RECORD DIMENSION PER PLAT HM 2009-23
- INDICATES EXISTING POWER POLE
- INDICATES CENTERLINE EXISTING POWER LINES

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER _____

LICENSE # _____

DATE _____

Geovera, LLC

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

March 20, 2020

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

RE: Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat Submittal

Julie,

Please find enclosed (1) full size copy and (2) 11X17 copies of the preliminary plat of Nedosik 1998 Tract C Jack Hamilton Replat No. 2, and a \$300.00 check for the submittal fee.

This plat subdivides an existing 4.837 acre lot into two lots, approximately the same size. Both lots front Skyline Drive and Nedosik Road adjoins to the southern boundary.

No rights-of-way or easements are being dedicated by this plat. These lots will be served by onsite water and sewer. Soils engineering has been conducted and it has been determined that both lots are suitable for onsite wastewater disposal. No subdivision or construction agreement is required for this plat.

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

Sincerely,



Stephen C. Smith P.L.S.

NOTICE OF SUBDIVISION

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

Proposed subdivision under consideration is described as follows:

Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat

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

A public meeting will be held by the Homer Advisory Planning Commission on Wednesday, April 29, 2020 at 5:30 p.m. The meeting will be held as a virtual webinar.

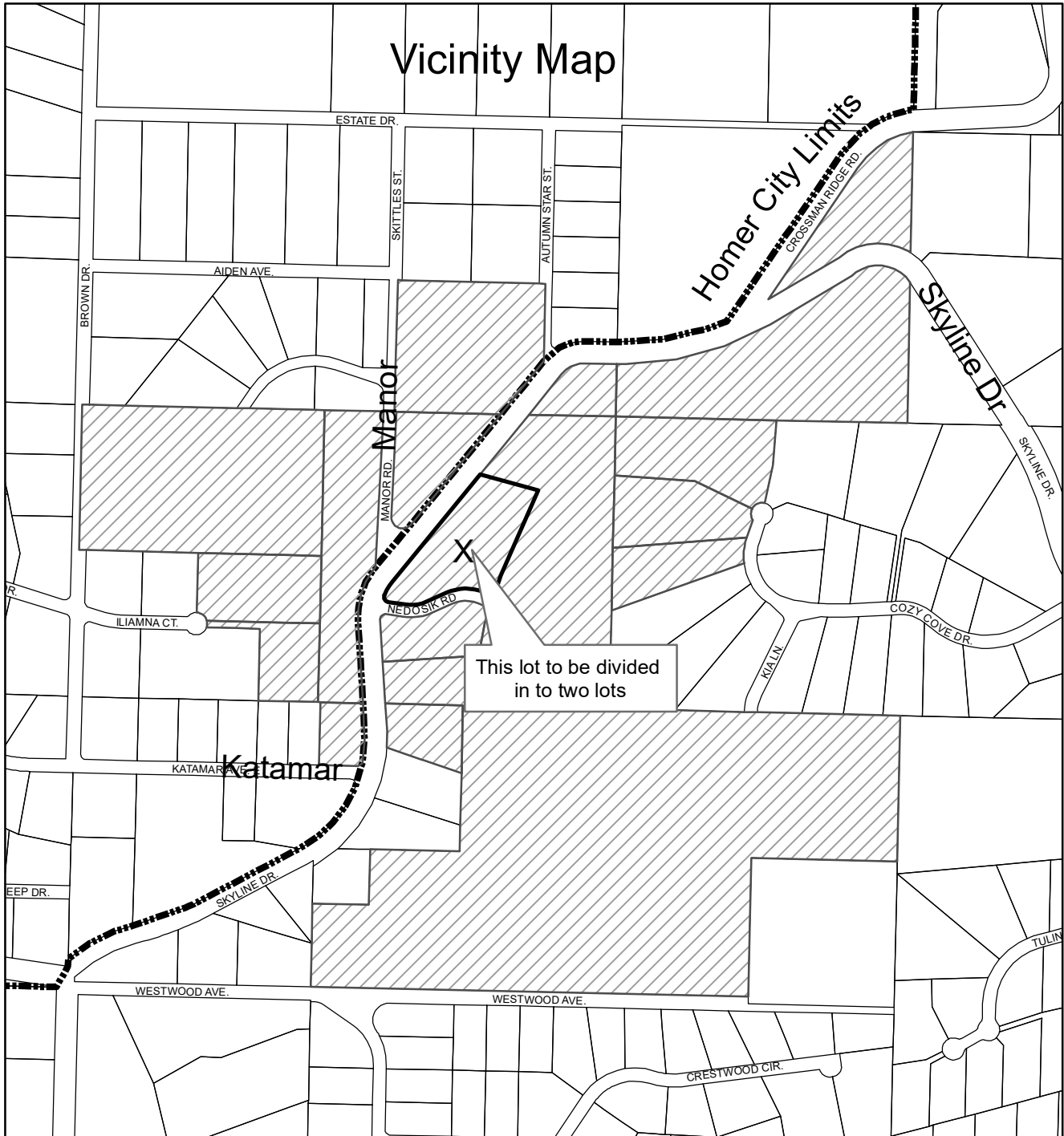
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NOTICE TO BE SENT TO PROPERTY OWNERS WITHIN 500 FEET OF PROPERTY.

.....

VICINITY MAP ON REVERSE

Vicinity Map



City of Homer
Planning and Zoning Department

4/9/2020

Nedosik 1998 Tract C Jack Hamilton Replat No 2 Preliminary Plat

Marked properties are within 500 feet
and property owners notified.

0 250 500 1,000 Feet



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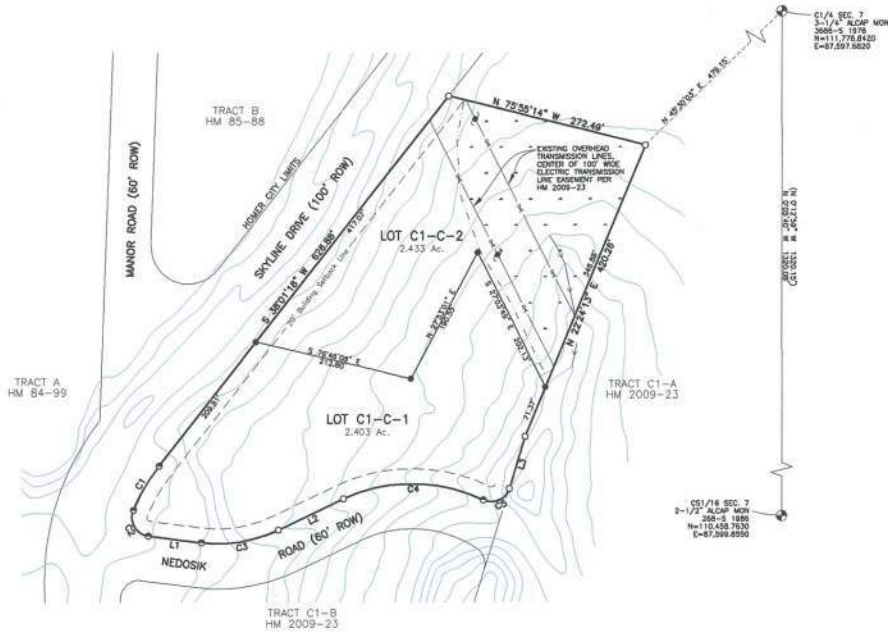
6. ANY PERSON DEVELOPING THE PROPERTY IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE, AND FEDERAL PERMITS, INCLUDING A U.S. ARMY CORPS OF ENGINEERS WETLAND DETERMINATION IF APPLICABLE.

7. ACCESS TO STATE MAINTAINED SKYLINE DRIVE IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ALASKA STATE DOT.

8. THE LOT IS AFFECTED BY EASEMENTS OF RECORD WITH NO DEFINED LOCATION GRANTED TO HOMER ELECTRIC ASSOCIATION (BK 18, PG 245 HRD AND BK 307, PG 119 HRD).

9. THESE LOTS WILL BE SERVED BY ONGITE WATER AND SEWER.

10. 100 FT. WIDE TRANSMISSION EASEMENT: CONSTRUCTION OF PUBLIC ROADS SHALL BE RESTRICTED TO THE OUTER 20 FT. ONE SIDE OR THE OTHER, BUT NOT BOTH SIDES OF THE EASEMENT. PUBLIC ROADS OR DRIVEWAYS CROSSING THE EASEMENT SHALL BE LOCATED AS NEARLY PERPENDICULAR TO THE TRANSMISSION LINE AS IS REASONABLY POSSIBLE. NO PORTION OF THE ROAD OR DRIVEWAY SHALL BE CLOSER THAN 25 FT. TO A TRANSMISSION LINE POLE/STRUCTURE. NO EXCAVATION OR FILL WITHIN THE EASEMENT IS ALLOWED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HEA.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 82°41'14\"	71.54
L2	N 64°31'44\"	66.25
L3	N 17°17'28\"	73.00

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BRNG	CHORD DIST
C1	15°43'04\"	250.00'	68.98'	S 30°09'46\"	68.37'
C2	106°02'24\"	25.00'	45.83'	S 30°12'59\"	38.66'
C3	32°44'04\"	185.00'	105.69'	N 80°53'46\"	104.26'
C4	51°37'57\"	215.00'	193.70'	N 66°26'18\"	187.26'
C5	98°52'13\"	25.00'	45.14'	N 68°43'54\"	37.98'

LEGEND

- INDICATES PRIMARY MONUMENT RECOVERED THIS SURVEY AS SHOWN
- INDICATES 2\"

WASTEWATER DISPOSAL

SOIL CONDITIONS, WATER TABLE LEVELS, AND SOIL SLOPES ON THE LOTS WITHIN THIS SUBDIVISION HAVE BEEN FOUND SUITABLE FOR CONVENTIONAL ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS SERVING SINGLE-FAMILY OR DUPLEX RESIDENCES AND MEETING THE REGULATORY REQUIREMENTS OF THE KENAI PENINSULA BOROUGH. ANY OTHER TYPE OF ONSITE WASTEWATER TREATMENT AND DISPOSAL SYSTEM MUST BE DESIGNED BY A QUALIFIED ENGINEER, REGISTERED TO PRACTICE IN ALASKA, AND THE DESIGN MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

ENGINEER

LICENSE #

DATE

PLAT APPROVAL

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

BY:

AUTHORIZED OFFICIAL
KENAI PENINSULA BOROUGH

DATE

SCALE 1\"=80'



KACHEMAK BAY

VICINITY MAP

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

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND BY OUR FREE CONSENT DEDICATE ALL RIGHTS OF WAY AND PUBLIC AREAS TO PUBLIC USE, AND GRANT ALL EASEMENTS TO THE USE SHOWN HEREON.

ROBERT T. CROW
750 NEDOSIK ROAD
HOMER, ALASKA 99603

AMY M. CROW
750 NEDOSIK ROAD
HOMER, ALASKA 99603

NOTARY'S ACKNOWLEDGMENT

FOR ROBERT T. CROW AND AMY M. CROW

ACKNOWLEDGED BEFORE ME THIS

DAY OF _____, 2020.

NOTARY PUBLIC FOR ALASKA

MY COMMISSION EXPIRES: _____



GRAPHIC SCALE

HOMER RECORDING DISTRICT KPB FILE No. 2020-???

NEDOSIK 1998 TRACT C JACK HAMILTON REPLAT NO. 2

THE SUBDIVISION OF
TRACT C1-C
NEDOSIK 1998 TRACT C, JACK HAMILTON REPLAT (HM 2009-23)
LOCATED WITHIN

THE NE1/4 SW1/4, SEC. 7,
T. 6 S., R. 13 W., SEWARD MERIDIAN, KENAI PENINSULA
BOROUGH, THIRD JUDICIAL DISTRICT, ALASKA
CONTAINING 4.837 ACRES

OWNERS:
ROBERT T. CROW AND AMY M. CROW
750 NEDOSIK ROAD, HOMER, ALASKA 99603

GEOVERA, LLC

PO BOX 3235

HOMER ALASKA 99603

(907) 399-4345

EMAIL: scsmith@gcl.net

DRAWN BY: SC5

MARCH 2020

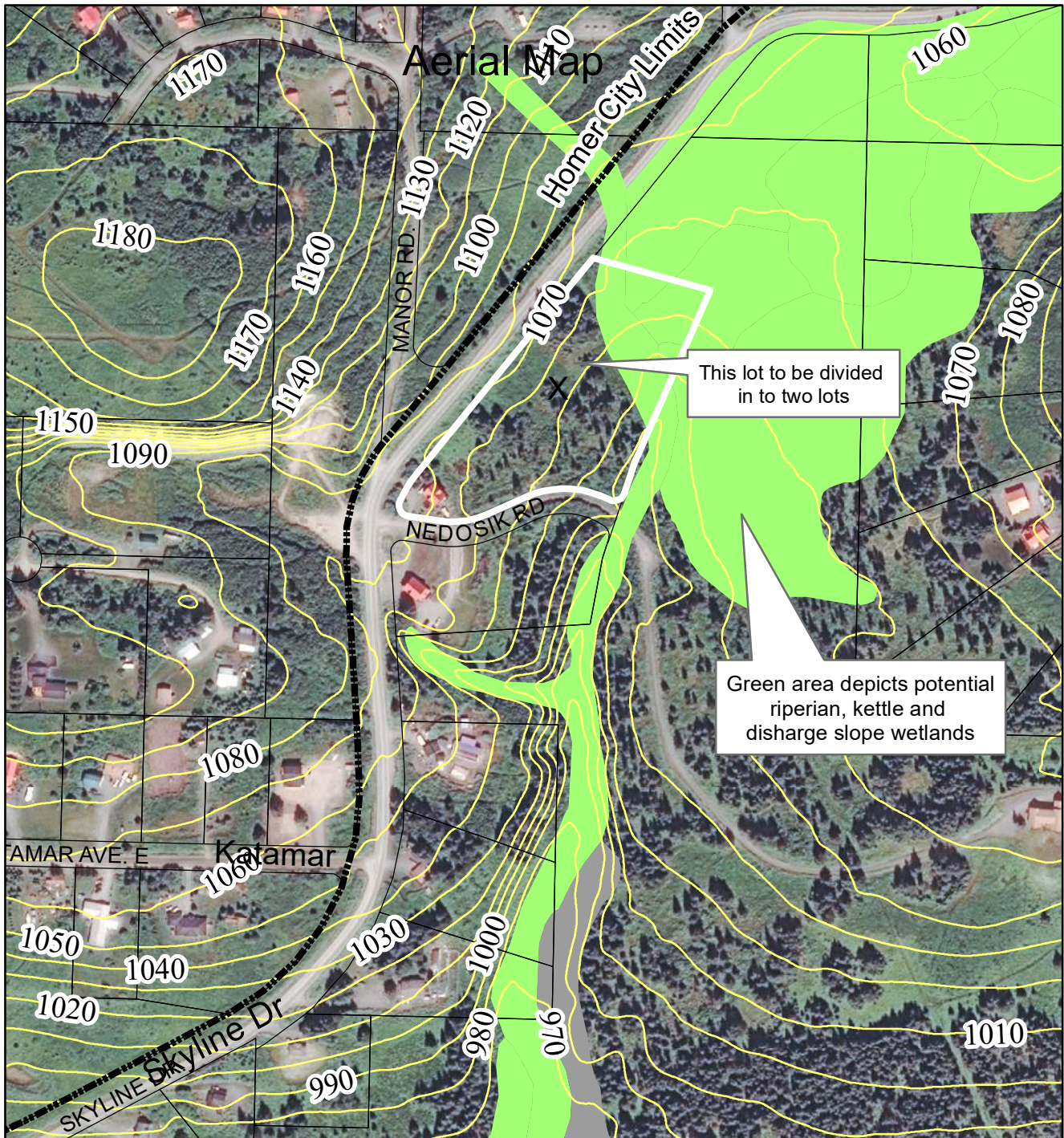
SCALE: 1\"=80'

CHK BY: SC5

JOB #2020-20

SHEET 1 OF 1





City of Homer
Planning and Zoning Department

4/9/2020

Nedosik 1998 Tract C Jack Hamilton Replat No 2 Preliminary Plat

0 250 500 Feet



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

From: Melissa Jacobsen
Sent: Tuesday, April 21, 2020 9:07 AM
To: Rick Abboud
Cc: Travis Brown; Julie Engebretsen
Subject: FW: Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat
Attachments: NOTICE OF SUBDIVISION (003).pdf; 2009-004006-0 HRD.pdf

From: Neuendorf, Cody <CNeuendorf@HomerElectric.com>
Sent: Tuesday, April 21, 2020 8:56 AM
To: Department Clerk <clerk@ci.homer.ak.us>
Subject: Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat

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

Hello:

Homer Electric Association, Inc. (HEA) has reviewed the proposed subdivision of Nedosik 1998 Tract C Jack Hamilton Replat No. 2.

HEA has no objection to the proposed subdivision. Please note the following:

- 1.) The easement found at Book 307, Page 119 HRD affects only Tr. C1-A of Plat # 2009-23 HRD and does not affect this proposed subdivision.
- 2.) An easement recorded as Document # 2009-004006-0 HRD affects this subdivision, specifically future Lot C1-C-1 along the south boundary adjacent to Nedosik Road.

Thank you for the opportunity to review and provide comments. Should there be follow up questions or additional clarification needed please feel free to contact me.

Best Regards,

Cody Neuendorf, SR/WA
Land Management Officer
Homer Electric Association, Inc.
280 Airport Way
Kenai, AK 99611
907.335.6209 - Office
907.398.6170 - Mobile
cneuendorf@homerelectric.com

2009-004006-0

Recording Dist: 309 - Homer

11/6/2009 11:10 AM Pages: 1 of 2



**THIS COVER SHEET HAS BEEN ADDED TO
THIS DOCUMENT TO PROVIDE SPACE FOR
THE RECORDING DATA. THIS COVER
SHEET APPEARS AS THE FIRST PAGE OF
THE DOCUMENT IN THE OFFICIAL PUBLIC
RECORD.**

DO NOT DETACH

HOMER ELECTRIC ASSOCIATION, INC. UTILITY EASEMENT

Grantor(s) Jack Hamilton and Shawn Hamilton

Of 38 Flag Hill Drive, Calverton, New York 11933

For a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to Homer Electric Association, Inc., an Alaska non-profit electric cooperative, 3977 Lake Street, Homer, AK 99603 ("HEA"), its successors and assigns, the following described sole and exclusive easement in perpetuity:

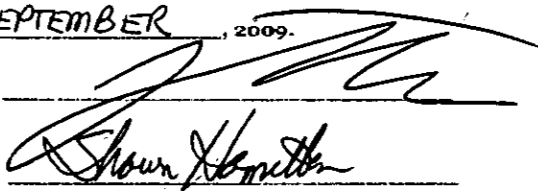
A strip of land 10 ft. wide situated in Tract C1 Nedosik 1998 Tract C, according to Plat No. 98-78, in the Homer Recording District, Third Judicial District, State of Alaska and more particularly described as follows:

Commencing at HEA Pole #S3-07-3452 the Point of Beginning; thence 120 ft. @ 228 degrees azimuth; thence 180 ft. @ 307 degrees azimuth; thence 280 ft. @ 286 degrees azimuth to HEA transformer #S3-07-2353 to the End of this Easement.

This grant gives HEA the right of ingress and egress together with the right to construct, reconstruct, repair, maintain, operate, upgrade and patrol, for the transmission and distribution of communication services and electric current, wires, cables, poles, and all necessary appurtenances, and to remove, renew, replace, add to any or all of such facilities, through, over, in, under and across the aforesaid premises as may from time to time be necessary or desirable for the exclusive use, occupation, and enjoyment of such right-of-way, and the right to excavate, remove soils or fill on said premises, and the right to cut and keep clear of all trees, shrubbery, under-growth, and other obstructions on said premises as maybe reasonably required for the construction, reconstruction, relocation, installation, operation, and maintenance of such facilities, including the trimming or removal of trees within or without the easement described above, which Grantee believes threaten its facilities.

Grantor(s) warrant and covenant that Grantor(s) are the owners of the above described land, have the right to convey this easement, and that HEA shall have quiet and peaceful use of the easement. Any entity to whom HEA is legally or contractually obligated to allow the use of HEA's easements is also hereby warranted and covenanted the right of ingress and egress and the quiet and peaceful use of this easement for the entity's utility purposes.

Signed by Grantor(s) this 15th day of SEPTEMBER, 2009.



This instrument was acknowledged before me on this 15th day of SEPTEMBER, 2009.


Notary Public in and for New York
My Commission Expires: 2010

After Recording, Return to:
Homer Electric Association, Inc.
280 Airport Way
Kenai, Alaska 99611

MARIE SOUTHERTON
No. 01SO5069879
Notary Public, State of New York
Qualified in Suffolk County
Commission Expires December 9, 2010





City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 4, 2020
SUBJECT: March 9 City Manager Report

COVID-19

City of Homer, Homer Volunteer Fire Department, Homer Police Department, South Peninsula Hospital, Public Health, Anchor Point Fire, and Kenai Peninsula Borough School District met Wednesday to coordinate preparedness and public information efforts regarding the potential threat of Coronavirus in Homer. The group will be presenting at the Council meeting on the 9th and have regularly scheduled meetings. These community organizations have an excellent history of collaboration for emergency response, including training together and coordinated response during the Tsunami evaluations. Ensuring consistent and accurate information for the public is a goal and the City of Homer, Public Health, and South Peninsula Hospital websites have links to the most reliable and up to date information. The City is a partner through an MOU for a Point of Dispensing Plan developed through Public Health and the KPB School District. Additionally, the City of Homer has a section of our Public Health and Mass Casualty Plan from 2013 that has a pandemic section that will be used to inform and think through preparedness measures and any needed response.

Internally, I am working with Chief Kirko and the leadership team on a continuity of operation plan (COOP) to think through how the City would continue to deliver services in the event people are told to stay at home. Regardless of the severity of a potential Crono-9 outbreak, it is good practice for us to walk through these steps from time to time and make sure the City is prepared to handle any number of unanticipated situations that we may be presented with. I am also in communication with Alaska Manager's through the Alaska Municipal Management Association and utilizing the resources the International City Manager Association has collated on this for local governments.

Juneau Follow up

I am pleased to report an number of follow ups as a result of time in Juneau. Commissioner MacKinnon submitted the attached letter requesting the Corps to conduct the General Investigation related to the Homer Spit Erosion Mitigation and create a Spit Erosion Maintenance and Management Plan, also supporting that the study be fully funded by the 2018 supplemental federal funding. This is a great example of continued collaboration between the State, City and Federal government to problem solve.

WE have received information from the Coast Guard regarding specifications that they need for large vessel harbor, which is good progress in keeping them at that table as a partner. They have also been indicating for some time that when the Naushon is decommissioned, they are hoping to establish a Small Boat Station.

in Homer. Port and Harbor Director Hawkins has had multiple conversations with staff since our trip with details concerning that potential.

We are still actively pursuing getting the state on board with funding \$750,000 over 3 years to continue their partnership with the City and Corps on the Large Vessel Harbor. One of the requests from our time in Juneau was a photo essay (attached) to help demonstrate the need. Right now, to the best of our knowledge, the Corps would receive their portion of the funding by October of 2021. This gives the City some time to work with the Legislature and State DOT on partnering. We have also been working with the Denali Commission on bringing this project to the attention of USDOT. Denali Commission looks favorably on economic development transportation projects that have multiple partners.

New Public Works Director Hired

I am happy to report that the City has hired Jan Keiser as the new public works director. Jan has an engineering degree from the University of Alaska and a law degree from the University of Washington. She has experience practicing construction law, serving as a Public Works Director for Skagit County in Washington and running her own consulting firm. Jan has a long history with Homer as she served as the City of Homer's first City Engineer in 1982. Jan will start full time in March at which point current Public Works Director Meyer will transition to City Engineer allowing. The Department is excited about the expanded leadership capacity with both the City Engineer and Public Works Director positions filled, which hasn't occurred since 1999 due to budget constraints. Please welcome Jan to the City of Homer team when you see her.

HB 262 Universal Election Dates

The Alaska Association of Municipal Clerks has weighed in on proposed legislation that should be of interest to local City Councils. HB 262 proposes an amendment to AS 29.26.040, Date of Regular Election for municipalities. This section of title 29 states "The date of a regular election is the first Tuesday of October annually, unless a different date or interval of years is provided by ordinance." HB 262 amends that statute to read that the date of the regular election would be the first Tuesday of October or November, annually as provided by ordinance. Following discussion of the negative impacts of limiting municipality's ability to set their election day, the Executive Board adopted AAMC Resolution 2020-01, A Resolution Urging Retention of the Current Language in AS 29.26.040 (Date of Regular Election) and Opposing HB 262. While most hold their elections in October, there are a handful who hold their regular elections in other months, including April and November.

Chamber Special Event Insurance Update

Executive Director Brad Anderson has been working with the City to evaluate the Homer Chamber of Commerce's ability to cover certain special events, such as Burning Basket and the New Year's Eve Fireworks Display, with their insurance. They have run into challenges, as their current insurance carrier says the two events would be too high of a liability risk for their policy and would require them to find coverage with someone else as a standalone event (which is similar to what the groups are currently having to do). Secondly, if the Chamber did obtain coverage with another carrier for those events, their current insurance carrier feels it would put them at too high of an overall risk and would no longer insure the Chamber. As a result, going to another insurance carrier could end up costing about 25% more for Chamber's commercial liability coverage. Another option proposed by the Chamber would be to sponsor the events with a dollar amount that would help cover the costs for the two event organizers to have insurance as standalone events. Chamber is currently waiting to get an estimate of insurance costs for

Burning Basket and the New Year's Eve Fireworks Display and I will update Council with those numbers once received.

Discussion Concerning Seasonal Service Fee for Water Customers

The City of Homer charges a uniform, monthly service fee to cover a portion of the administrative costs associated with the processing of utility payments under the current water rate model. According to the Water & Sewer Rate Task Force's 2013 Final Report, "there is an inherent fairness in charging all customers hooked into the system(s) the same rate for an indistinct commodity." The monthly service fee (\$13) is therefore the same for a lift-station customer, non-lift station customer, or bulk water customer; an additional \$5 per unit is assessed for multi-unit properties. This monthly service fee changes from time to time in order to accurately reflect the cost of customer billing, banking and accounting expenses. It has been City practice to offer a different monthly service fee to seasonal water users; this rate is half of the normal charge (\$6.50). The customer obtains the seasonal rate by either calling or emailing the Finance Department of their need to disconnect and the reason why. As of January 2020, there were 20 residences and 34 businesses that have the seasonal water rate. Examples of a seasonal water customer include a business on the Spit, a summer rental property, or an unoccupied property.

Staff recently looked into the efficiency behind charging a monthly service fee to seasonal users and believes a better approach would be replacing the monthly service fee with an increase to the reconnect fee. This would allow both the user to disconnect from City services for an indiscriminate time on an annual basis and the City to recoup administrative costs associated with the customers' need to regularly disconnect from/reconnect to the water service to their property.

Title 14 does not address the needs of a seasonal water customer and only specifies the need to obtain a water connection permit prior to starting construction (HCC 14.08.040). Administration recommends Council review seasonal water fees this summer when you take up water and sewer rates.

Enc:

Letter from Commissioner MacKinnon re Spit Erosion

Photo essay on need for Large Vessel Harbor

Press release for new Public Works Director

AAMC Resolution

HB 262

Police Station Progress Report

Homer Police Station Budget and Contingency Info

Active projects list

University of Alaska Flyer



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

OFFICE OF THE COMMISSIONER
John MacKinnon, Commissioner

PO Box 112500
Juneau, Alaska 99811-2500
Main: 907.465.3900
dot.alaska.gov

February 24, 2020

Alaska District, U.S. Army Corps of Engineers
ATTN: CEPOA-PM-C
P.O. Box 6898
Joint Base Elmendorf-Richardson, AK 99506-0898

To Whom It May Concern:

The Alaska Department of Transportation and Public Facilities supports the City of Homer's request for approximately \$3 million dollars in supplemental federal funds from the US Army Corps of Engineers. The funding would allow for a General Investigation related to Homer Spit Erosion Mitigation and create a Spit Erosion Maintenance and Management Plan.

The Homer Spit includes critical infrastructure that supports the safety and livelihood of numerous communities, industries and maritime users throughout the Lower Cook Inlet, and beyond.

Public investments along the Spit include Coast Guard cutter mooring facilities, the Sterling Highway, (a major National Highway System freight route in Alaska which terminates at the Spit), industrial port, small boat harbor and an Alaska Marine Highway System ferry terminal.

Thank you for considering this request.

A handwritten signature in blue ink, appearing to read "John MacKinnon".

John MacKinnon
Commissioner

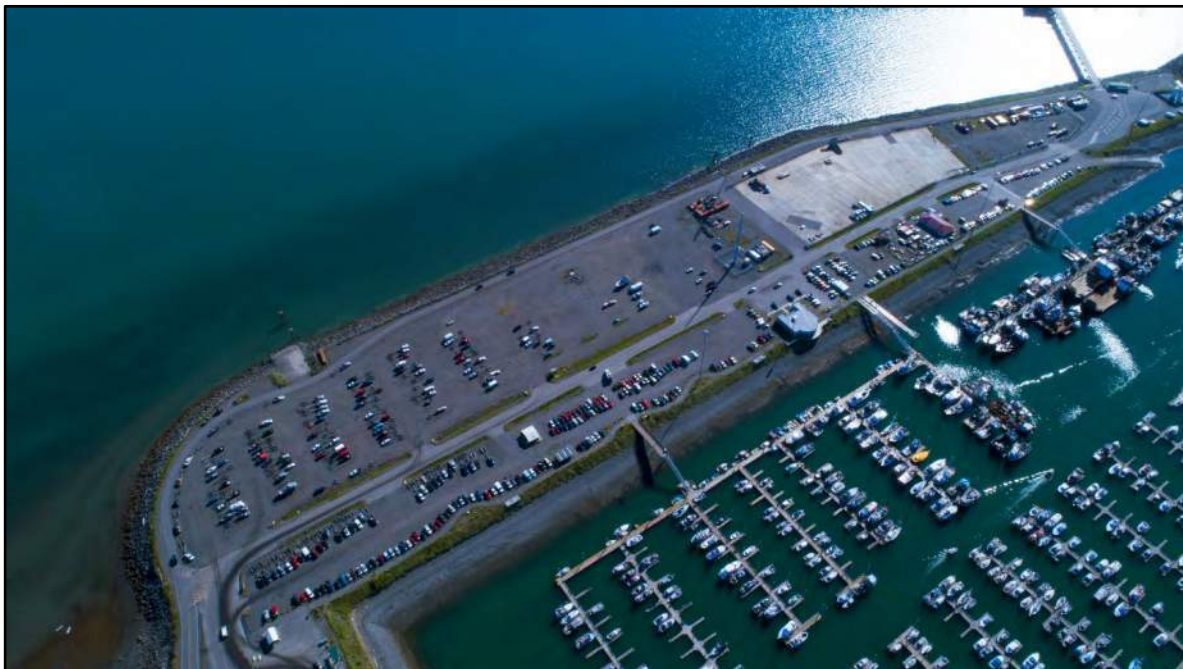
cc: Bryan Hawkins, Homer Harbormaster/Port Director



**City of Homer FY21 State Legislative Request:
Navigational Improvement Feasibility Study
for a new Large Vessel Moorage Facility**



Study location of Homer's Port expansion, adjacent to the current City of Homer harbor facility.



Aerial photo showing uplands adjacent to proposed Port expansion site.



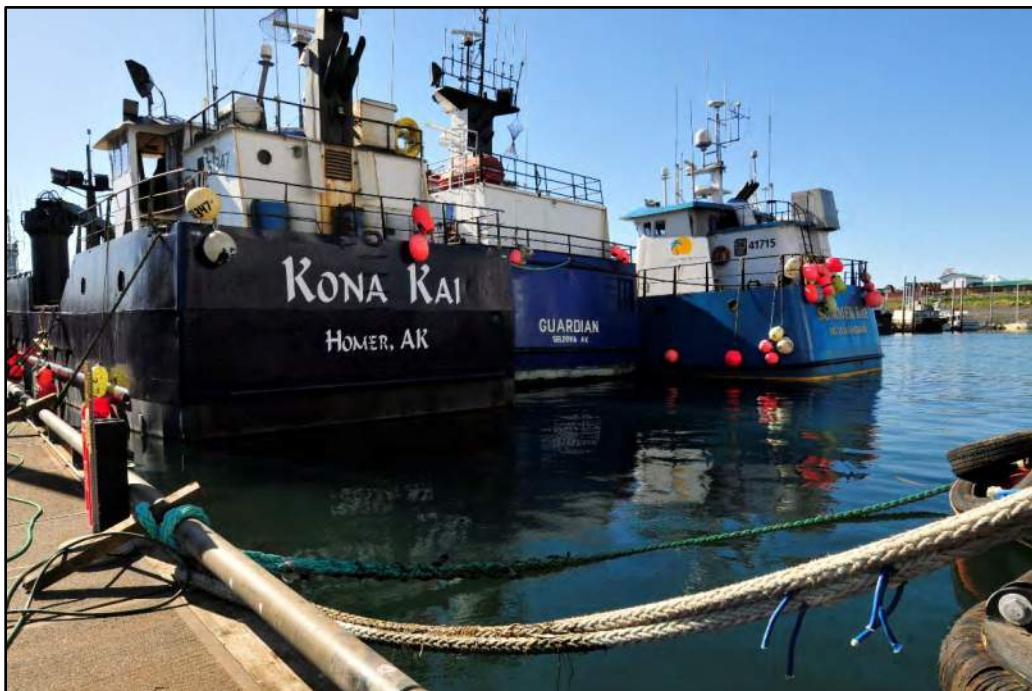
Up and down the coast, Alaska's Statehood-era harbors are working hard to adapt to meet the needs of today's commercial fleet, which is no longer just a small local fleet – but is a fleet of much larger ships working regionally from Ketchikan to the end of the Aleutian Islands and up to the Arctic during the course of a year. The State suffers economic losses when we can't accommodate this fleet.



In Homer, transient float systems for vessels ranging from 90 to 150 feet in length are particularly overcrowded. Because of the lack of available moorage for large vessels, Homer annually turns away moorage requests from large vessel owners. Without suitable in-State facilities, business owners take their business out of State. This adds to their vessel operating costs and takes that business and those jobs away from Alaska.



Port and Harbor infrastructure doesn't just benefit the host community; they are regional commerce centers whose benefits reach State-wide and are measured in dollars generated from the commerce and trade these facilities support. Homer's Port Expansion project is a State of Alaska Project.



Inadequate port facilities create secondary costs as well. Rafted boats constrict passage and maneuverability in Homer harbor, increasing navigational hazards to both large vessels and small boats; rafting large vessels three to four deep on the moorage floats stresses the system, increasing damage and maintenance costs.



Now is the time to build the infrastructure that supports the industry that supports commerce in our State. Homer has a year-round, ice free, centrally located, road connected harbor location, ideal for capitalizing on the opportunities knocking on Alaska's door.



A preliminary feasibility study by the US Corps of Engineers show a very positive benefit to cost ratio of expanding Homer's harbor. Our Legislative request is for the State to join with the City of Homer and the US Corps of Engineers to plan (and eventually) build for the future needs of the industry.



The new large vessel port will provide the space, depth and configuration to moor large commercial vessels (currently turned away due to space, configuration and depth limitations), meeting the demands of emerging regional and national economic opportunities and providing safe, secure moorage for US Coast Guard assets (both home-ported and layover vessels).



City of Homer

www.cityofhomer-ak.gov

Administration
491 East Pioneer Avenue
Homer, Alaska 99603
(p) 907-235-8121 x2222
(f) 907-235-3148

NEWS RELEASE:

JAN KEISER HIRED TO BE HOMER'S NEW PUBLIC WORKS DIRECTOR

For immediate release March 3, 2020.



The City of Homer is pleased to announce that Janette “Jan” Keiser will lead the City’s Public Works Department as its next Director. Jan comes to Homer from Poulsbo, Washington where she has owned her own construction management company, J. Keiser & Associates LLC., for 13 years.

While Jan has spent the majority of her career in Washington, Homer will not be a new destination. Jan served as the City of Homer’s first City Engineer from 1982 to 1985, providing technical oversight for the City’s infrastructure, reviewing plans and inspecting construction of private developments, and helping develop the City’s capital improvement program.

“I’m thrilled to be returning home to Homer,” Jan said. “I’m excited about working with the community to make Homer an even better place.”

She left Homer to pursue a law degree at the University of Washington in order to attain a level of expertise necessary to work as a construction attorney. She is a registered professional civil engineer in the State of Washington, a member of the Washington Bar Association, and has worked previously as a Public Works Director/ Engineer for Skagit County in Mt. Vernon, Washington.

“Jan’s level of professionalism and dedication to the field stood out during her interview,” said City Manager Koester. “She is adept at navigating the diverse demands of a Public Works Director, from boots-on-the-ground project supervision to implementing public policy adopted by City Council. Her leadership and attentiveness will provide more support and resources for staff to continue to serve the community with excellence.”

The City’s current Public Works Director, Carey Meyer, has assumed the role of both the City Engineer and Director since 1999. Previous to that, two people filled these positions. Due to budgetary constraints, the City Engineering position was never filled. Demands on and expectations for the Public Works Department are now such that one person cannot efficiently assume both roles. Public Works Director Meyer will be transitioning to the City Engineer position after Jan starts on March 16th.

For questions, please contact Katie Koester, City Manager at 907-235-8121 ext. 2222.



AAMC
Resolution 2020-01

A RESOLUTION OF THE EXECUTIVE BOARD OF THE ALASKA MUNICIPAL CLERKS ASSOCIATION URGING RETENTION OF THE CURRENT LANGUAGE IN AS 29.26.040 (DATE OF REGULAR ELECTION) AND OPPOSING HB 262.

WHEREAS, Each municipality in Alaska is unique in its governance of and services provided to its citizens; and

WHEREAS, Each Alaskan municipality holds an annual election for its elected officials and propositions; and

WHEREAS, Article X of the Constitution of the State of Alaska provides for maximum local self-government and a liberal construction shall be given to the powers of local government units; and

WHEREAS, Currently AS 29.26.040 provides that the date of the regular election for municipalities is the first Tuesday of October annually, unless a different date or interval of years is provided by ordinance; and

WHEREAS, A majority of Alaska municipalities hold regular municipal elections on the first Tuesday of October annually; and

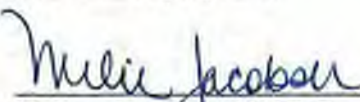
WHEREAS, A number of Alaska municipalities have adopted ordinances setting their regular municipal election on a different date, which is allowable by law; and


WHEREAS, The ability for each municipality to set its annual regular municipal election date for a time that best suits its citizens is in the best interest of the communities, and by extension, the State of Alaska; and

WHEREAS, HB 262 proposes to remove the ability for municipalities to adopt an ordinance setting an annual date for their regular municipal elections; and

WHEREAS, Because of the reasons identified above, HB 262 is not in the best interest of the Alaska Association of Municipal Clerks and its members.

NOW, THEREFORE, BE IT RESOLVED by the Executive Board of the Alaska Association of Municipal Clerks that the Alaska Legislature is urged to retain the current language in AS 29.26.040 regarding the date of regular municipal elections, if the substance of HB 262 remains substantially the same as initially filed HB 262, and is urged to not adopt HB 262 as proposed.


Melissa Jacobsen, MMC, President

ATTEST:

Danyelle Sander, CMC, Secretary

HOUSE BILL NO. 262

IN THE LEGISLATURE OF THE STATE OF ALASKA

THIRTY-FIRST LEGISLATURE - SECOND SESSION

BY REPRESENTATIVE RASMUSSEN

Introduced: 2/21/20

Referred: Community and Regional Affairs, State Affairs

A BILL**FOR AN ACT ENTITLED**1 **"An Act relating to municipal elections."**2 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**3 * **Section 1.** AS 29.26.040 is amended to read:4 **Sec. 29.26.040. Date of regular election.** The date of a regular election is the
5 first Tuesday of October **or November** annually, **as** [UNLESS A DIFFERENT DATE
6 OR INTERVAL OF YEARS IS] provided by ordinance.7 * **Sec. 2.** AS 29.71.800(20) is amended to read:8 (20) "regular election" means the municipal election held on the first
9 Tuesday of October **or November** annually, **as** [OR ON A DIFFERENT DATE OR
10 INTERVAL OF YEARS] provided by ordinance or charter;

PROGRESS STATUS REPORT
New Homer Police Station
February 6, 2020 through March 4, 2020

Work Completed this Period:

GWB – hanging/taping. Painting – upper floor. Metal siding on A line and 2 line. Installation of Elevator. Overhead garage doors, (3), installed. Flooring prep, (upper level). Data rough in. Control wiring rough in. Sally Port FRP siding. Duct/pipe insulation. Mechanical and Electrical rough in resumes.

Work to be Performed Next Period:

FRP siding. ACT ceiling grid. Casework. Solar Tube install. Mechanical and Electrical rough in continues. Mechanical and Electrical trim upper floor.

Schedule Status: Below are milestone start dates for this period:

Milestone Task	Original Start	Actual Start
Metal exterior siding	2/02/2020	1/30/2020
Install elevator	2/10/2020	2/10/2020
Exterior FRP siding	2/15/2020	1/23/2020

Anticipated Problems:

NONE

End of week, (Friday and/or Saturday), Daily Reports with site photos attached for information.

Prepared by: Pat McNary
Project Manager

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 02/07/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



02/07/20 | 04:03PM



02/07/20 | 05:25PM



02/07/20 | 05:25PM

Weather

6:00 AM

35° 

Possible Light Rain

Wind: 6 MPH | Precipitation: .22" | Humidity: 97%

12:00 PM

36° 

Mostly Cloudy

Wind: 4 MPH | Precipitation: .32" | Humidity: 88%

4:00 PM

36° 

Partly Cloudy

Wind: 5 MPH | Precipitation: .32" | Humidity: 88%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Arron onsite installing seismic bracing lower level <small>Carl Brinkerhoff 02/07/20 06:22PM</small>	1	6	217
Alasco Insulation		0	0	179
Carl's Drywall & Paint	Two finishers onsite coating corners. Applied primer to walls and ceilings at radio room. <small>Carl Brinkerhoff 02/07/20 06:24PM</small>	2	8	623
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Crew continued extrusions for FRP siding grid 7. Continued patching CMU at cells. Scrapped out building. <small>Carl Brinkerhoff 02/07/20 06:28PM</small>	5	8	808
Duct or Sheet Metal	Two installers onsite working at lower level conference and locker room hard ceilings. Done in hard lids at locker rooms. <small>Carl Brinkerhoff 02/07/20 06:29PM</small>	2	7	517
East Road Services		0	0	953
Eyres Plumbing	Journeyman plumber and apprentice onsite installing sump pump at elevator pit. Installed hose bib at metal siding area on grid 2 near 4. Worked on supply and returns at locker rooms. Insulator onsite working at lower level. <small>Carl Brinkerhoff 02/07/20 06:33PM</small>	3	7	425
Ottis Elevator		0	0	2

133

169

Pioneer Door		0	0	28
Puffin Electric	Journeyman and an apprentice onsite pulling wire to elevator and making connections. Continued installing can lights at locker rooms.	2	8	1710.5
Carl Brinkerhoff 02/07/20 06:35PM				
Total		15	113	15272

Time Cards	No entry
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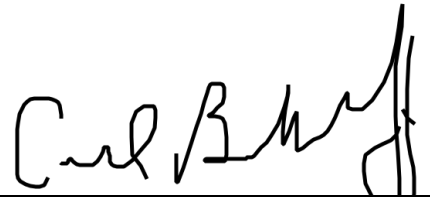
Materials	No entry
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General Notes
<p>1. Confirmed with Otis they will be onsite early next week to begin elevator installation. Called Karavan to schedule delivery of elevator. Ran to Kenai today and picked up flashing for metal siding. Got confirmation on FRP siding early next week.</p> <p>Carl Brinkerhoff 02/07/20 06:39PM</p>

Site Safety Observations
<p>1. Site safety protocols were observed onsite today.</p> <p>Carl Brinkerhoff 02/07/20 06:39PM</p>

Quality Control Observations
<p>1. All materials and workmanship performed onsite today met or exceeded project specifications.</p> <p>Carl Brinkerhoff 02/07/20 06:40PM</p>

Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Any areas that can't be worked on?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 02/07/20 06:41PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift Carl Brinkerhoff 02/07/20 06:41PM



I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 02/07/20 | 06:41PM

SUBCONTRACTOR REPORTS



Fri 02/07/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	737.5
Subtotal		0	0	737.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		15	113	16009.5

Homer Public Safety Building

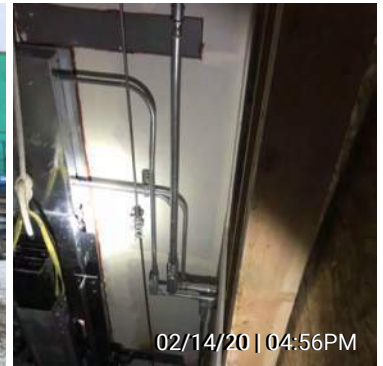
Grubstake Avenue Homer, Alaska 99603



Date Fri 02/14/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

21°

Overcast

Wind: 9 MPH | Precipitation: .0" | Humidity: 78%

12:00 PM

24°

Overcast

Wind: 8 MPH | Precipitation: .01" | Humidity: 80%

4:00 PM

27°

Foggy

Wind: 6 MPH | Precipitation: .03" | Humidity: 79%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	241
Alasco Insulation		0	0	179
Carl's Drywall & Paint	Finished hanging lid at vestibule at locker rooms. Hung wall in hall way lower level left out for elevator rams. Hung lids in women's detention areas with abuse rock. Continued finishes at upper level and stairwell. Carl Brinkerhoff 02/14/20 05:56PM	4	8	751
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Continued metal siding on grid 2. Continued flashing at electrical service entry devices. Completed acoustical caulking at STS rated walls. Completed fire caulking all penetrations and smoke wall partitions. Scrapped out Sheetrock debris and cleaned up. Carl Brinkerhoff 02/14/20 06:01PM	5	8	1008
Duct or Sheet Metal	Not onsite Carl Brinkerhoff 02/14/20 06:01PM	0	0	575
East Road Services		0	0	953
Eyres Plumbing	One journeyman and an apprentice onsite working at upper level connecting supply and returns to VAV's. Carl Brinkerhoff 02/14/20 06:02PM	2	7	524
Ottis Elevator		0	0	70
Pioneer Door		0	0	28

137

173

Puffin Electric	One journeyman and an apprentice onsite working at elevator shaft and pit moving conduits that conflicted with elevator installation. Carl Brinkerhoff 02/14/20 06:07PM	2	8	1779.5
Total		13	102	15918

Time Cards	No entry
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Materials	No entry
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General Notes

1. Talked to Jason at Panco today about casework. Did as-built and will talk early next week. Duct workers not onsite but communicated issue with LV-1 & LV-2 at mechanical room and the intake fan in proximity to boiler exhaust.
Carl Brinkerhoff | 02/14/20 | 06:13PM

Site Safety Observations

1. Site safety protocols were observed onsite today.
Carl Brinkerhoff | 02/14/20 | 06:13PM

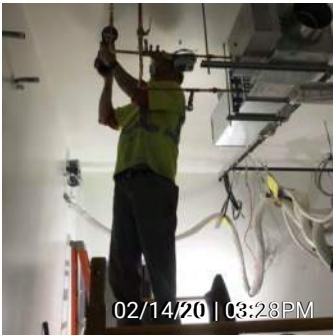
Quality Control Observations

1. All materials and workmanship performed onsite today met or exceeded project specifications.
Carl Brinkerhoff | 02/14/20 | 06:13PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Duct workers not onsite. No work was performed in boiler room. Carl Brinkerhoff 02/14/20 06:15PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware Carl Brinkerhoff 02/14/20 06:15PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift. Carl Brinkerhoff 02/14/20 06:15PM

Attachments



Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 02/14/20 | 06:17PM

SUBCONTRACTOR REPORTS



Fri 02/14/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	865.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	865.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		13	102	16783.5

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 02/21/2020

Job # 1809-2

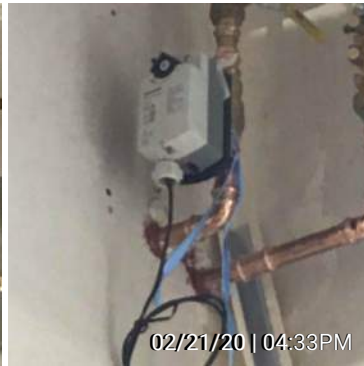
Prepared By Carl Brinkerhoff



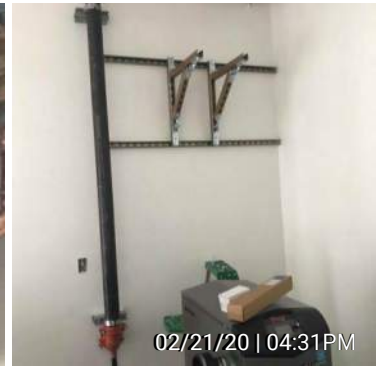
02/21/20 | 04:50PM



02/21/20 | 04:35PM



02/21/20 | 04:33PM



02/21/20 | 04:31PM

Weather

6:00 AM

27°

Overcast

Wind: 15 MPH | Precipitation: .12" | Humidity: 83%

12:00 PM

24°

Overcast

Wind: 17 MPH | Precipitation: .15" | Humidity: 79%

4:00 PM

23°

Foggy

Wind: 20 MPH | Precipitation: .18" | Humidity: 79%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	247
Alasco Insulation		0	0	179
Carl's Drywall & Paint	Continued sanding and masking. Applied two coats of paint and back rolled between coats in administrative areas, dispatch, mail/ copy and adjoining rooms. Carl Brinkerhoff 02/21/20 05:19PM	2	9	881
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Plowed snow. Crew continued prep and installation of FRP siding. Installed extrusions for siding at garage doors at sally port. Moved previously placed extrusions to accommodate art work panels given actual length of FRP panels. Continued applying Sika-flex at control joints lower level. Carl Brinkerhoff 02/21/20 05:30PM	5	8	1208
Duct or Sheet Metal	Worked at various areas of ducting. Received air conditioning units for electrical and radio rooms. Realized wrong size refrigeration tubing previously installed to roof top curb to supply air conditioning units. Carl Brinkerhoff 02/21/20 05:33PM	2	8	617
East Road Services		0	0	953
Eyres Plumbing	Scott and apprentice onsite 8 hours each installing electronic valves for VAV's just received today. Plumber and apprentice onsite approximately 6 hours each working in boiler room mounting bracket for air	4	7	622

141

177

separator to hang on.

Carl Brinkerhoff | 02/21/20 | 05:36PM

Ottis Elevator		0	0	122
Pioneer Door		0	0	28
Puffin Electric	Two journeyman and apprentice onsite today, ran conduits at lower level to supply boilers VFD's. Installed conduit and box for ceiling mounted box in hall 140. Moved conduits in elevator shaft that were in conflict with elevator door assembly.	3	8	1923.5
Carl Brinkerhoff 02/21/20 05:39PM				
Total		16	126	16590

Time Cards

No entry

Materials

No entry

General Notes

No entry

Site Safety Observations

1. Received pallet of paint.
Received air conditioning units
Pat McNary dropped off two server racks today.
Carl Brinkerhoff | 02/21/20 | 06:02PM
2. Site safety protocols were observed onsite today.
Carl Brinkerhoff | 02/21/20 | 06:02PM

Quality Control Observations

1. All materials and workmanship performed onsite today met or exceeded project specifications.
Carl Brinkerhoff | 02/21/20 | 06:03PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 02/21/20 05:41PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift. Carl Brinkerhoff 02/21/20 05:41PM

Attachments



SUBCONTRACTOR REPORTS



Fri 02/21/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1052.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1052.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		16	126	17642.5

Homer Public Safety Building

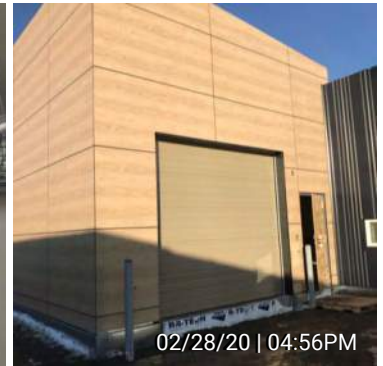
Grubstake Avenue Homer, Alaska 99603



Date Fri 02/28/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

22°

Partly Cloudy

Wind: 5 MPH | Precipitation: .0" | Humidity: 90%

12:00 PM

26°

Clear

Wind: 7 MPH | Precipitation: .01" | Humidity: 85%

4:00 PM

28°

Partly Cloudy

Wind: 7 MPH | Precipitation: .01" | Humidity: 74%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire	Arron onsite extending branch in to elevator shaft. <small>Carl Brinkerhoff 02/28/20 06:32PM</small>	1	2	249
Alasco Insulation		0	0	179
Carl's Drywall & Paint	Onsite painting out conference and exercise area. Applied block filler to concrete walls in locker rooms. Began infill Sheetrock at upper level elevator lobby. Continued finishes lower level. <small>Carl Brinkerhoff 02/28/20 06:35PM</small>	3	9	1028
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Completed 4x8 FRP siding panels at sally port. Continued 2x8 panels at 2line. Infilled framing around elevator openings both levels. Continued ACX under layment. <small>Carl Brinkerhoff 02/28/20 07:55PM</small>	5	8	1416
Duct or Sheet Metal	Worked at lower level ducting in vehicle evidence. <small>Carl Brinkerhoff 02/28/20 07:56PM</small>	2	4	669
East Road Services		0	0	953
Eyres Plumbing	Two journeyman plumbers, two apprentice plumbers, a journeyman pipe insulator and apprentice and a control wireman onsite today. Plumbers continued work in boiler room. Finished making up manifold for radiant slabs at detention area, ran hydronic lines for unit heaters in sally port. Insulators worked at both levels insulated piping and duct work. Control wireman terminating wiring at	7	8	878

145

181

valves and VAV's

Carl Brinkerhoff | 02/28/20 | 08:05PM

Ottis Elevator		0	0	194
Pioneer Door		0	0	28
Puffin Electric	Two journeyman electricians and an apprentice onsite. Continued fire alarm wiring. Wired roof top exhaust fans. Began cable tray installation at radio room. Pulled wire to doors for card readers and electrical hardware.	3	8	2031.5
Carl Brinkerhoff 02/28/20 08:05PM				
Total		21	157	17435

Time Cards

No entry

Materials

No entry

General Notes

1. Picked up flashing for exterior sign lighting and support angle.

Carl Brinkerhoff | 02/28/20 | 08:09PM

Site Safety Observations

1. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 02/28/20 | 08:06PM

Quality Control Observations

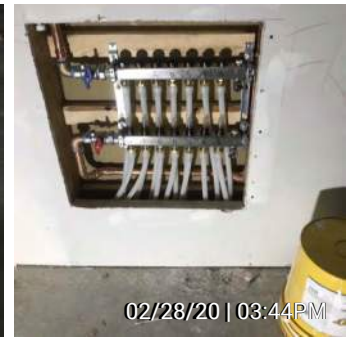
1. All materials and workmanship performed onsite today met or exceeded project specifications.

Carl Brinkerhoff | 02/28/20 | 08:07PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chief Roble was onsite today Carl Brinkerhoff 02/28/20 08:08PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 02/28/20 08:08PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift Carl Brinkerhoff 02/28/20 08:08PM

Attachments



Carl Brinkerhoff

I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 02/28/20 | 08:09PM

SUBCONTRACTOR REPORTS



Fri 02/28/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1148.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1148.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		21	157	18583.5



City of Homer

www.cityofhomer-ak.gov

Public Works

3575 Heath Street
Homer, AK 99603

publicworks@cityofhomer-ak.gov

(p) 907- 235-3170

(f) 907-235-3145

Memorandum

TO: Katie Koester, City Manager
FROM: Pat McNary, Project Manager
DATE: March 4, 2020
SUBJECT: NEW HOMER POLICE STATION – CONTINGENCY STATUS

The purpose of this memo is to update the City Manager on current construction contingency status on the police station project. Typical changes to the work necessitate use of the contingency. City requested changes and unforeseen site conditions come from the City contingency. Design and execution changes come from the Cornerstone contingency. Any remaining Cornerstone contingency is shared equally with the City of Homer and Cornerstone General Contractors at the end of the project. This project is approximately 58% complete as of January 31, 2020.

Original Cornerstone GC/CM Contract Amount - \$6,064,758

Changes/Contract Modifications to date:

Mod #1 – this modification supplements the initial civil portion to arrive at the total GC/CM contract amount above.

Mod #2 - \$16,467.00. For over excavation required due subsurface condition encountered. No betterments.

Mod #3 - \$5,154.00. Add toilet/sink on cell #6 – not captured in design review. No betterments.

Mod #4 – (-1,552.00) Deductive change/credit for simplification of generator placement.

Mod #5 - \$7,748.00. Add shut off valves outside cell H2O supply, add auto door openers at main entry.

Current Cornerstone GC/CM Contract Amount - \$6,092,575

Contingency Amounts at GMP Contract:

City of Homer - \$85,000

Cornerstone - \$147,921

Contingency Status:

City of Homer - \$57,183 remains – 67% of this contingency used to date

Cornerstone - \$73,862 remains – 49% of this contingency used to date.

Prepared by: Pat McNary
Project Manager

Council Initiated/Involved Projects

Date Initiated	Project	Primary Impacted Departments/Divisions	Status	Category	% Complete	Next Steps	Sponsor/Champion
March 2019 (Reso 19-018)	Green Infrastructure Study	Administration, Public Works	Draft complete. Out for comment. June 2020 final due to granting agency. Pilot project incorporated into Police Station.	Medium	90	Final report to be completed March 2020. Analyze for implementation; take photos.	Lord
Feb 2011 (Ord 11-02 SA)	Energy Conservation at City Buildings (lighting)	Public Works	Most facilities' lighting has been converted.	Medium	80	Finishing up Library and on next to Harbormaster Office.	Stroozas
May 2019 (Ord 19-17)	Ice Plant Feasibility Study	Port and Harbor	Reviewing draft	Small	75	Analyze for implementation	Stroozas
Nov 2019 (Ord 19-49 SA)	Medical Zoning District	Planning	Neighborhood meeting held Feb. 2020. Planning Commission meeting in March will discuss answers received to questions from the public and Commission. Ordinance close to final form. Still discussing building height and landscaping.	Medium	75	Possible public hearing; TBD based on PC meeting.	Smith
Reso 20-012 (A), Memo 20-015	Reopening HAWSP	Administration, Finance	Planning Commission has made recommendations.	Medium	65	Council will discuss PC recommendations and fiscal health of fund on March 9, 2020.	Castner/Lord
Oct 2019 (Reso 19-073 S)	Right of Way Clearing Policy	Administration, Public Works	Working group met three times. Have draft policy and legal opinion.	Medium	60	Incorporating final recommendations from group into final policy.	Lord/Aderhold
Sept 2019 (Ord 19-38 A S)	HERC Demolition	Public Works	Completed haz mat survey. Environmental assessor collected samples of building. City project manager working on demo estimate.	Medium	35	Receive results from lab and report from enviro. Assessor regarding cost to remove haz mat materials	Mayor/Council
Feb 2017 (Reso 16-128 SA)	New Police Station	HPD, Public Works, IT	Estimated completion date: June 1, 2020	Large	TBD based on Project Manager's report		Mayor/Council
Aug 2019 (Ord 19-35 S)	Fund Balance Policy, City-wide	Administration, Finance	Needs Council direction	Medium	25		Mayor
Dec 2019 (Ord. 19-54 S2 A2)	Wayfinding Plan/Committee	Administration	RFP has been drafted and is out for staff comment	Medium	60	Review staff input	Venuti/Smith
Sept 2019 (Memo 19-153)	Traffic Calming Policy	Administration, HPD, Public Works	Research collated. Admin staff currently working on draft policy in preparation for PW, HPD review	Medium	35	Draft policy for dept review	Lord
Memo 20-015	Climate Action Plan Progress Report	Administration, Public Works	Drafting analysis of CO2 usage at City buildings.	Medium	20	Aderhold report to local government climate action network.	Aderhold
Jan 2018 (Ord 18-03)	Large Vessel Harbor General Investigation Study	Administration, Port and Harbor (and ADOT, Army Corps)	Council authorized \$750k match; Denali Commission grant application submitted; Army Corps of Engineers has this project listed for 2021-2022 budget	Large	5	Procure professional oversight; get DOT onboard as partner	Lord/Smith
Dec 2019 (Ord 19-51 A)	Spit ADA Parking Improvements	Port and Harbor, Public Works	Staff researching potential grant funds	Medium	0		Aderhold
Dec 2019 (Ord 19-51 A)	Spit Parking Study	Port and Harbor, Public Works	been drafted and is out for staff	Medium	5	Review staff input	Lord

Attention: City Councils, Village Councils & Tribal Councils

Want to make you aware of UAF Cooperative Extension Service and the RREA program with some sample publications and a list of useful websites to explore and help learn about Alaska's forests and the issues facing them. Please contact us for more information or publications.

RREA



www.uaf.edu/ces/rrea

Publications



**How to Cut Down a Tree:
Safe & Effective Tree Felling,
Limbing and Bucking**
FWM-00200

**Plant a Tree:
An Alaska Guide to Tree
Selection, Planting & Care**
HGA-00437

Pest ID



www.uaf.edu/ces/ipm

Ask an Expert



[https://www.uaf.edu/ces/
askanexpert/](https://www.uaf.edu/ces/askanexpert/)

Social Media



[www.facebook.com/
AlaskaExtension](http://www.facebook.com/AlaskaExtension)



[www.youtube.com/
user/UAFExtension](http://www.youtube.com/user/UAFExtension)



[https://twitter.com/
UAFExtension](https://twitter.com/UAFExtension)



[www.pinterest.com/
uafextension](http://www.pinterest.com/uafextension)

877-520-5211  www.uaf.edu/ces

The Renewable Resources Extension Act (RREA) is a nationwide forestry education/information Extension program coordinated by land-grant colleges across the United States, including the University of Alaska Fairbanks. RREA funds projects and publications on forestry issues, wood energy, forest pests and more.



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

citymanager@cityofhomer-ak.gov

(p) 907-235-8121 x2222

(f) 907-235-3148

Memorandum

TO: Mayor Castner and Homer City Council
FROM: Katie Koester, City Manager
DATE: March 17, 2020
SUBJECT: City Manager Report

COVID-19 Response

With the rapidly changing nature of COVID-19 response and preparedness, I do not have a written briefing for you but am trying to send you daily email briefings and will have a verbal update to report under the City Manager's report at the meeting on Monday. As you are aware, the City of Homer stood up the Emergency Operations Center on Monday March 16th, and Mayor Castner issued a disaster declaration on Wednesday, March 18th. I have attached the latest press release from the City for updated information of closures of public facilities.

Postponements Due to COVID-19 Response Activates

Due to COVID-19 response activities, the following administrative activities have been postponed:

- Way Finding and Street Scape request for proposals is still in first draft form
- Request for Proposal for a Lobbyist is in draft form
- Preparations for Seawall worksession scheduled for March 31 have been suspended (will likely be cancelled)
- Procuring owners representative for Large Vessel Harbor project

Homer's Raw Water Transmission Main Replacement Funding Request

We are happy to announce that the State Hazard Mitigation Advisory Committee (SHMAC) has ranked Homer's Raw Water Transmission Main Replacement project fifth among 51 complete and eligible projects totaling over \$54 million dollars under FEMA's Hazard Mitigation Grant Program. Federal disaster recovery funds were made available for hazard mitigation projects after the 2018 Cook Inlet Alaska Earthquake. While our selection does not authorize funding to begin construction, it is a big step forward in the long FEMA/State funding process and a step closer to protecting our raw water supply infrastructure from seismic damage. The grant award amount is \$2,000,000, requires no local match and would replace the cast iron water main that delivers water from the water treatment plant into town, which is currently vulnerable to failure.

Summer Programing for Youth

Community Recreation is hopeful that by this summer services will be able to return as usual. When it does, there will be a great demand for social activities for kids. Community Recreation Manager Illg will be working to offer additional programs and opportu

believes within the existing budget Community Recreation can cover the hourly costs of a temporary youth recreation programmer for 20 hours a week for ten weeks (June, July and two weeks in August) Monday through Thursday, 10am-3pm. The total cost for this employee \$3,448, and Community Recreation expects revenue to exceed \$4,000. The program would offer indoor/outdoor sports related opportunities such as basketball, pickleball, soccer, youth fitness, etc. for youth participants. Community Recreation would be utilizing the Homer High School facilities and sports equipment. The initial age groups for new program would be 12-17 with the potential to expand for younger age children depending upon interest and space availability.

City Manager Transition

I will be working with City Staff and the Interim manager to transfer all duties and responsibilities of City Manager and Incident Command by Friday, April 3rd. As you recall, the original schedule detailed called for an April 3rd end date under the interim hire scenario. The changing nature of how we provide City services, including suspending some public services, has changed significantly the priorities for transitioning. I will be prioritizing ensuring the safety of employees and the ability to continue essential City services with the Interim Manager. Incident Command duties will shift to Chief Kirko, who has experience in this regard and has been serving as Emergency Management Director and Operations Section Chief during this response.

Refinancing Harbor Revenue Bonds

I have been notified by the Alaska Municipal Bond Bank the City has a decent taxable advance refinancing prospect in the 2013 harbor revenue bonds. There is the ability to restructure \$1.9 million and generate savings of \$188K. I have directed the Finance Director to work with Bond Counsel on exploring this possible savings for the Enterprise.

Enc:

March 18, 2018 Press Release

DR-4413 HMGP SHMAC Homer Raw Water Transmission Replacement Project

Hillcorp Terrasond Site Survey Study



City of Homer

www.cityofhomer-ak.gov

Administration
491 East Pioneer Avenue
Homer, Alaska 99603
(p) 907-235-8121 x2222
(f) 907-235-3148

NEWS RELEASE

Mayor Castner Declares Local Emergency

For immediate release March 18, 2020.

COH-COVID-19-003

At 2:30 pm today, Homer Mayor Ken Castner officially declared a Local Emergency in response to the confirmation of new cases of COVID-19 in Alaska and in support of COVID-9 prevention measures being implemented throughout the Borough and the State. Mayor Castner's declaration is effective for seven days and will go into effect until further notice only after City Council consideration and ratification at their regularly scheduled March 23rd meeting. Accommodations are being made at the Council meeting for proper social distancing and legislation in place to allow telephonic participation.

"The declaration elevates Homer's Emergency Operations Center (EOC) to Level 3 status. Under this status, our EOC will continue response coordination under a unified command structure with South Peninsula Hospital, the local Division of Public Health, and other partners. It also activates the continuity of operations plans (COOP) for all City departments, which adds further precautions to prevent the spread of the coronavirus (COVID19) among the public and employees and helps ensure the continuation of essential City services," City Manager Katie Koester said.

Effective Wednesday, March 18, 2020 at 5:00 pm, all City facilities will be closed to the public until further notice. City staff will still be available during regular business hours by telephone and email. Contact information can be found under each department listing on the City website: www.cityofhomer-ak.gov.

Police and fire and emergency medical services will continue to be provided in accordance with Center for Disease Control and Prevention (CDC) guidance, state recommendations and area healthcare providers' protocols. Non-emergency concerns can be addressed by email or by calling Homer Police Department at 907-235-3150 or Homer Fire Department at 235-3155. Call 9-1-1 in case of an emergency.

"Though we're limiting our face-to-face interactions for now, please know that the City is making every effort to maintain essential government services to the public: street maintenance, public safety, water/sewer utilities, and critical administrative and legislative functions," said City Manager Koester.

"As Alaskans, we are resilient in times of adversity. The conditions we are facing are the same as every other population in the United States. Please exercise some patience and respect. Those that are providing the goods, services and care we need must remain healthy. That includes those working at our pharmacies and grocery stores. Protect yourselves: Be serious about the CDC guidance on hand washing and social distancing. Protect others: After travel outside of Alaska, please go directly home and enter a 14-day self-quarantine. Following these measures will do much to slow the possible spread of the infection on the Kenai Peninsula. Many lives will depend on it. Working together we'll get through this. For the best information go to coronavirus.alaska.gov or the City's website," Mayor Ken Castner.

Contact:

Jenny Carroll, Public Information Officer
907-435-3101 (office); 907-299-6645 (cell)
jcarroll@ci.homer.ak.us

Posted:

www.cityofhomer-ak.gov
Outside City Clerks Office at City Hall,
Homer Public Library & Harbormaster Office



City of Homer

www.cityofhomer-ak.gov

Office of the Mayor

491 East Pioneer Avenue
Homer, Alaska 99603

mayor@ci.homer.ak.us

(p) 907-235-3130

(f) 907-235-3143

Declaration of a Local Emergency

March 18, 2020

WHEREAS, The World Health Organization has characterized a newly discovered Coronavirus, named COVID-19, as posing is significant threat to the world's population; and

WHEREAS, The particular traits and communicability of the virus are enough to predict a global pandemic; and

WHEREAS, The President of the United States has declared the pandemic to be a national emergency; and

WHEREAS, As the emergency response unfolds, measures have been taken that have disrupted the lives of many Americans and will cast lasting effects upon our communities' prosperity, physical health and mental health, as normalcy is supplanted by isolation and work stoppages; and

WHEREAS, The Kenai Peninsula Borough, acting under the statutory authority of AS 26.23,140, has declared a disaster emergency; and

WHEREAS, Homer City Manager, Katie Koester, acting in accordance with the City of Homer's Emergency Operations Plan, has requested I make this declaration;

NOW THEREFORE, I find that there exists a wide-spread financial and public health emergency that will require unexpected expenditures of public funds that should be separately accounted, to perhaps be eligible for Emergency Disaster Relief; and

FURTHERMORE, I request the Homer City Clerk disseminate this Declaration to the general public and the parties identified in the City of Homer's Emergency Operations Plan.

Ken Castner
Mayor, City of Homer, Alaska

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK



March 9, 2020

State of Alaska
Division of Homeland Security & Emergency Management
PO Box 5750
JBER, AK 99505

RE: DR-4413 HMGP SHMAC Ranking and Applicant Selection Notification

Dear Applicant,

Thank You for your project submissions under the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) for the DR-4413, 2018 Cook Inlet Alaska Earthquake funding cycle.

We are happy to announce the State Hazard Mitigation Advisory Committee (SHMAC) has ranked and prioritized 51 complete and eligible projects totaling over \$54 million dollars. The DR-4413-AK Final Ranking Sheet is attached.

SHMAC members' recommendations were reviewed by the DHS&EM leadership, State Hazard Mitigation Officer and the Governor's Authorized Representative (GAR). The below listed project has been identified for submission to FEMA. This selection **does not authorize** you to start ordering materials or begin construction. If you have any questions please contact us.

Raw Water Transmission Main (RWTM) Replacement Project

Part of the FEMA/State process may entail further Requests for Information (RFI). Responding to these requests in a timely manner will help prevent delays in funding or the start of your project.

If you submitted projects that were not selected for funding this round and remain eligible, we will reach out to you for second round DR-4413 funding submission or other future funding opportunities.

I want to thank you all of the many long hours of work you contributed in identifying, developing and making these projects a reality. Should you have any questions or need assistance during this project please contact us.

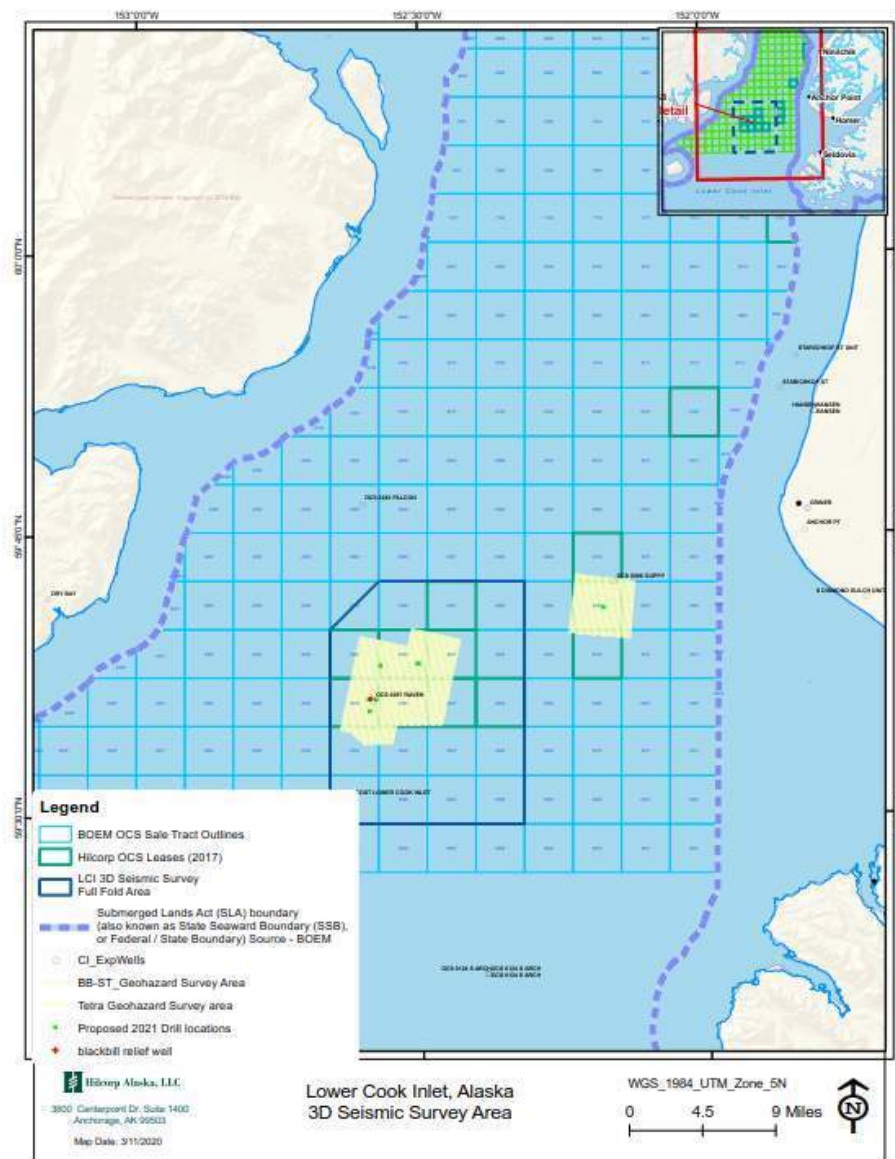
Respectfully yours,

Sage McReynolds
HMGP Specialist
Department of Veteran & Military Affairs
Division of Emergency Management and Homeland Security
PO Box 5750
JBER, AK 99505-5750
Phone: (601) 218-4038



Terrasond Site Survey Study

- **Purpose**
 - In preparation for a 2021 drilling program in the Lower Cook Inlet
 - These studies will allow us to identify surface locations that will be safe for the temporary location of a jackup rig within the Hilcorp-held OCS leases
 - One to four wells with two sidetracks are planned for this 2021 program
- **Timing:**
 - April 10 through April 22
 - Seabed and shallow subsurface imaging
 - April 22 through May 5
 - Shallow core sampling and surface grab sampling
- **Environmental mitigation**
 - This area in the central part of the Lower Cook Inlet has a variety of marine mammal species present, as logged in the 2019 PSO reports completed during the Hilcorp 2019 3D survey
 - Three PSOs will be onboard the survey vessel and will be on duty when acoustic emissions in the marine mammals' sensor range are being used. Mitigation procedures similar to those used in 2019 are in place.
 - During the geotechnical coring and sampling period at least one PSO will be on board the survey vessel.
- **Description:**
 - Two parts to the survey:
 - Imaging the seabed and shallow subsurface (Geohazard)
 - Sampling and shallow core sampling for geotechnical analysis (Geotechnical)
 - **Objective:**
 - Identify surface locations for the safe, temporary placement of a jackup drill rig
 - **Ensure no impingement on existing archaeological or unique subsurface habitats**



Alaskan Vessels: Norseman II or Q 105



All offshore work is planned to be completed prior to sport-fishing and tourist season.



Equipment & Survey Activities for Geohazard Evaluation

- Multi Beam for seafloor imaging
- Side Scan Sonar for seafloor and water column imaging
- Chirper for high resolution imaging of upper 50 feet of seabed sediment
- Sparker (2 joule) high resolution imaging for depths down to 500 feet
 - There is a small, low energy, acoustic signature with the sparker that falls within one marine mammal acoustic ranges.
 - PSOs will be on duty when this tool is in use.
 - The sparker will be the main tool used to identify shallow faults, channels, dunes, and other features that are relevant to locating a jackup rig
- Magnetometer to help resolve any seabed images that might be related to shipwrecks or lost cargo
- ADCIRC to evaluate tidal and storm currents in the region



Equipment & Survey Activities for Geotechnical Evaluation

- Cone Penetrometer measurements:
 - This tool will measure the sediment integrity and shear strength of the near surface sediments
- Vibra-coring
 - This tool is designed to penetrate 25 feet into the seabed, and will be used to recover cores for lab analysis.
 - The core samples will be analyzed in the lab for sediment integrity, and for geochemical analysis
- Box core
 - May be used should additional seabed samples be required

COVID-19 Economic Impact Survey

KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT, INC.

WWW.KPEDD.ORG

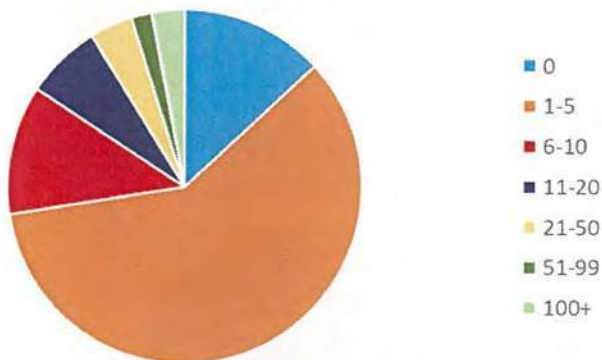
(907)242-9709

TIM@KPEDD.ORG

DIRECTOR'S OVERVIEW

The Kenai Peninsula COVID-19 Economic Impact Survey gathered Peninsula-wide business responses to estimate the regional needs of our economy. This survey was open from March 20th to March 27th and was completed by 721 businesses across the Borough.

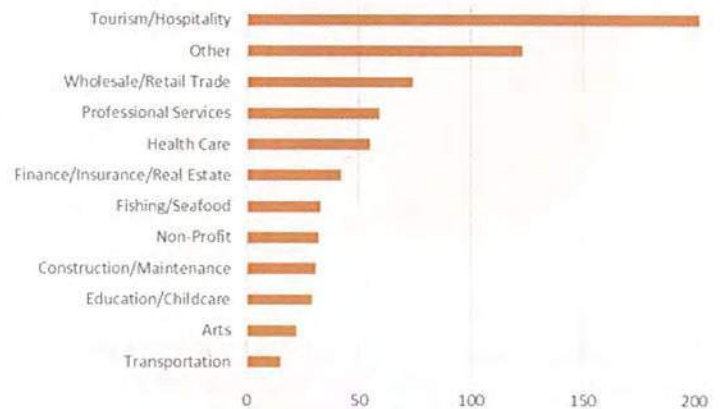
Number of Current Employees



MOST COMMON RESPONSES

The most common need reported by businesses was working capital to pay employees and cover monthly expenses.

Businesses Responding



WHEN ASKED TO DESCRIBE HOW BUSINESSES HAVE BEEN AFFECTED

"My clients are facing financial uncertainty so they are only spending money on bare minimum services."

91.9%

of businesses reported disruption due to COVID-19

84%

of businesses have experienced a decline in revenue in the last 30 days

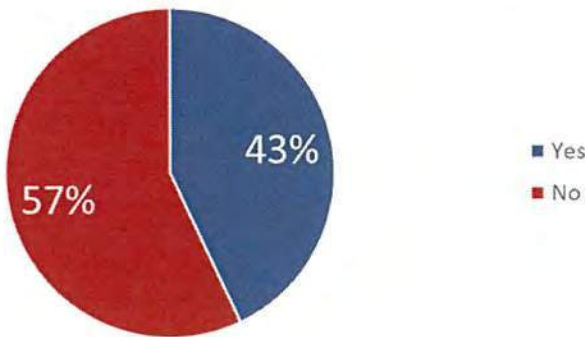
126

businesses reported between 91-100% decrease in revenue

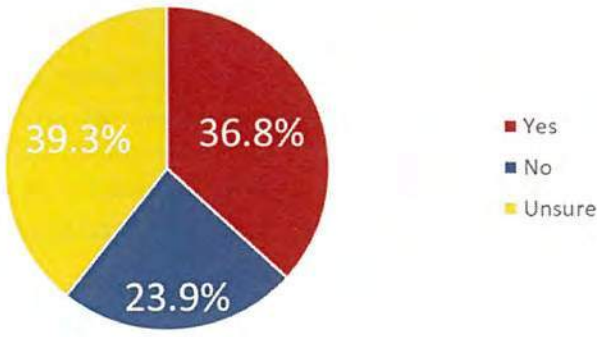
COVID-19 Economic Impact Survey

KENAI PENINSULA ECONOMIC DEVELOPMENT DISTRICT, INC.

When asked if respondents have reduced their staff size



When asked if respondents expect to make future employment cuts

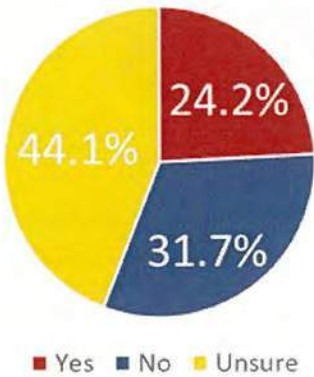


WHEN ASKED TO DESCRIBE STEPS CURRENTLY BEING TAKEN TO MITIGATE COVID-19 IMPACTS

"We are postponing further investments in new projects."

"we are reducing our workforce, altering our business plan and seeking loans to cover losses to keep the doors open."

When asked if respondents were at risk of closing permanently



293

businesses reported disruptions in supply chains

42%

of businesses experienced disruptions from vendors and service providers

173

businesses stated they were currently at risk of closing permanently

PROGRESS STATUS REPORT
New Homer Police Station
March 6, 2020 through April 8, 2020

Work Completed this Period:

GWB – hanging/taping/painting. Flooring prep. Lockers in locker rooms. Data rough in. Control wiring rough in. FRP siding. Mechanical and Electrical trim resumes. ACT ceiling grid and perimeter tile. Casework. Solar Tube in dispatch. Flooring installation. Mechanical room/heating system final hook-up and testing. Hang all interior wood doors.

Work to be Performed Next Period:

Hang exterior doors. Install Interior and exterior door hardware. Seal all exposed concrete flooring. Prime/install/paint jail cell doors. Prime/install/paint (4) max security cell ceilings. Mechanical and Electrical trim. Install detainee lockers in booking. Install cell toilet/sink units. Install cell furniture. Installation of office furniture.

Schedule Status: Below are milestone start dates for this period:

Milestone Task	Original Start	Actual Start
Permanent Heating on line	April 2020	March 2020

Anticipated Problems:

COVID-19 pandemic protocols have impacted vendor and supply chain, freight and overall stability of the schedule. CDC, State of Alaska and COH guidelines have been implemented and adhered to. This Public Works project is considered an essential project and work will resume in a restricted manner until advised otherwise. Conditions change daily.

At this point we are still on schedule, **however, Dispatch Furniture supplier, (Watson), has advised our subcontractor, Pro Comm. Alaska, that as of 3/30/20 their manufacturing plant will be shuttered until April 20, causing about a 1 month delay in the dispatch furniture. The overall effect on occupancy date because of this is fluid and a delay is expected.**

Cornerstone General Contractors has issued a letter stating that there are anticipated delays beyond their control due this COVID-19 situation. Letter dated 3/27/20 attached for information.

End of week, (Friday and/or Saturday), Daily Reports with site photos attached for information.

Prepared by: Pat McNary
Project Manager

Homer Public Safety Building

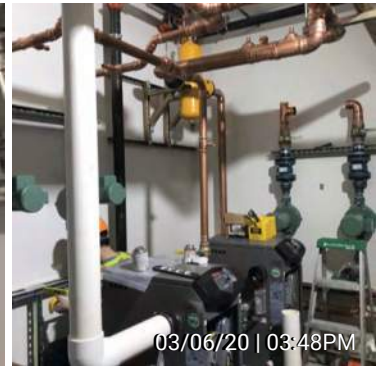
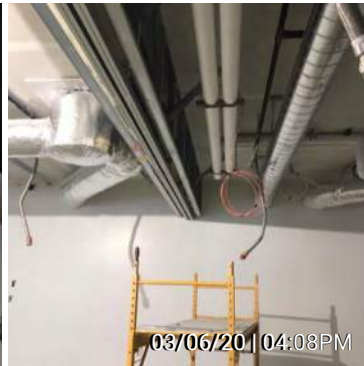
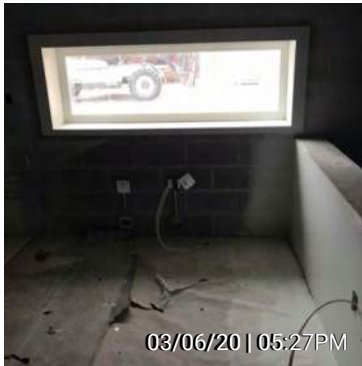
Grubstake Avenue Homer, Alaska 99603



Date Fri 03/06/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

18°

Partly Cloudy

Wind: 6 MPH | Precipitation: .0" | Humidity: 60%

12:00 PM

26°

Mostly Cloudy

Wind: 8 MPH | Precipitation: .0" | Humidity: 60%

4:00 PM

30°

Mostly Cloudy

Wind: 7 MPH | Precipitation: .0" | Humidity: 57%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	252
Alasco Insulation		0	0	179
Architectural Hardware		0	0	35
Carl's Drywall & Paint	Painted upper level walls and ceilings west of grid 4 and soft interview,visitation. Painted lower level armory, lab and evidence storage. Carl Brinkerhoff 03/06/20 10:53PM	4	9	1228
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Crew completed toilet partitions at locker rooms. Framed soffit at movable partition, insulated above with rock wool for STS. Installed sump grate in elevator pit and lowered elevator car for work above. Installed flashing to cover ends of 4" ridged insulation and mirra drain at A&K lines at grid 7. Installed extrusions at main entry bump out. Carl Brinkerhoff 03/06/20 11:02PM	5	8	1608
Duct or Sheet Metal	Not onsite Carl Brinkerhoff 03/06/20 11:02PM	0	0	707
East Road Services		0	0	953
Eyres Plumbing	Plumber and apprentice worked in sally port installing second unite heater. Plumber and apprentice continued work in boiler room.	4	6	1083

166

167

Carl Brinkerhoff 03/06/20 11:03PM				
Ottis Elevator		0	0	194
Pioneer Door		0	0	28
Puffin Electric	Lou was onsite all day pulling wire and terminating. Installed boxes for data and electric at jailers office surface mount below baseboard and pulled in wire. Went to old cop shop and confirmed rotation of existing generator was same as 3 phase at our project.	2	8	2133.5
Carl Brinkerhoff 03/06/20 11:08PM				
Total		15	116	18210

Time Cards

No entry

Materials

No entry

Equipment

No entry

General Notes

No entry

Site Safety Observations

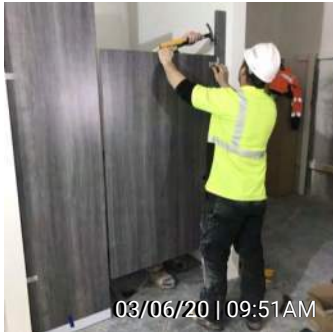
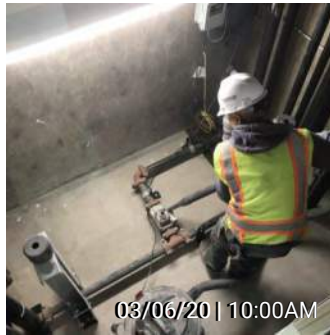
1. Site safety protocols were observed onsite today.
Carl Brinkerhoff | 03/06/20 | 11:09PM

Quality Control Observations

1. All materials and workmanship performed onsite today met or exceeded project specifications.
Carl Brinkerhoff | 03/06/20 | 11:10PM

Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No exterior doors or hardware on horizon for installation Carl Brinkerhoff 03/06/20 11:12PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Couple of police onsite to look around. Carl Brinkerhoff 03/06/20 11:12PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 03/06/20 11:12PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift. Carl Brinkerhoff 03/06/20 11:12PM

Attachments



I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 03/06/20 | 11:13PM

SUBCONTRACTOR REPORTS



Fri 03/06/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1332.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1332.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		15	116	19542.5

Homer Public Safety Building

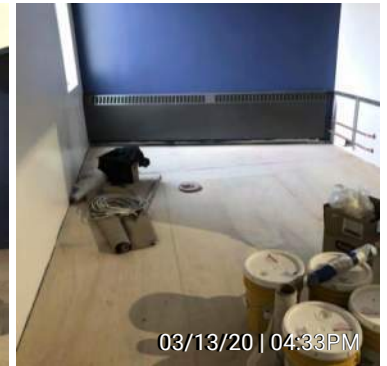
Grubstake Avenue Homer, Alaska 99603



Date Fri 03/13/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

22°

Partly Cloudy

Wind: 6 MPH | Precipitation: .0" | Humidity: 70%

12:00 PM

28°

Partly Cloudy

Wind: 5 MPH | Precipitation: .0" | Humidity: 65%

4:00 PM

33°

Mostly Cloudy

Wind: 4 MPH | Precipitation: .0" | Humidity: 60%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	252
Carl's Drywall & Paint	4 painters onsite applying block filler at lower level halls and upper level detention area and jailers office. Carl Brinkerhoff 03/13/20 07:04PM	4	8	1400
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Finished FRP wainscot install. Installed toilet accessories. Installed fire extinguisher cabinets. Continued FRP siding around main entry. Continued extrusions. Vacuumed floors upper level and moved unnecessary tools and equipment out of building. Cleaned floors in locker rooms. Carl Brinkerhoff 03/13/20 07:21PM	6	8	1848
Duct or Sheet Metal		0	0	731
East Road Services		0	0	953
Eyres Plumbing	2 plumbers and an apprentice onsite today. Plumber and apprentice set baseboard heaters at lower level elevator vestibule and exercise. Plumber worked in boiler room Carl Brinkerhoff 03/13/20 07:23PM	3	7	1257
Ottis Elevator		0	0	194
Puffin Electric	Two journeyman and Chris onsite today. One electrician continued work in boiler room. One journeyman continued work upper level for power for lights in grid ceilings. Trim continued at both levels.	3	8	2245.5

170

171

Total

16

125

18932

Time Cards

No entry

Materials

No entry

Equipment

No entry

General Notes

- Received main entry doors and boiler room door. No hardware or glazing.
Received stainless steel jailers counter.

Carl Brinkerhoff | 03/13/20 | 07:46PM

Site Safety Observations

- Site safety protocols were observed onsite today.

Carl Brinkerhoff | 03/13/20 | 07:47PM

Quality Control Observations

- All materials and workmanship today met or exceeded project specifications.

Carl Brinkerhoff | 03/13/20 | 07:48PM

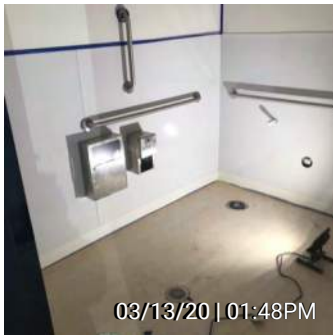
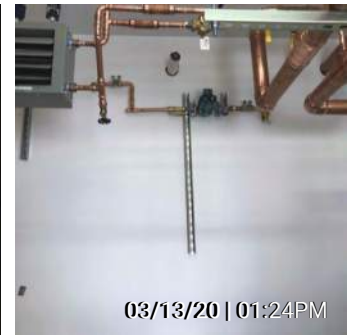
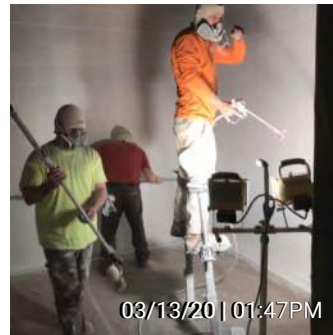
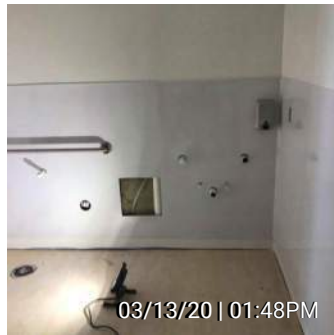
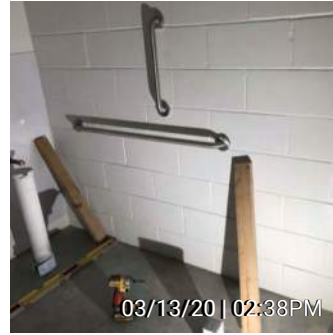
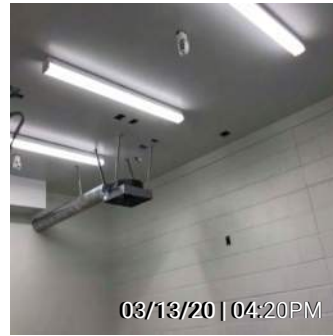
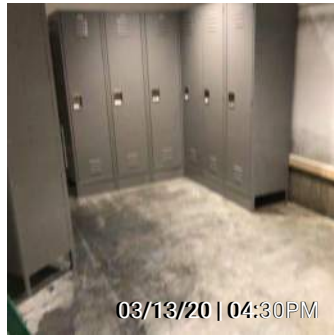
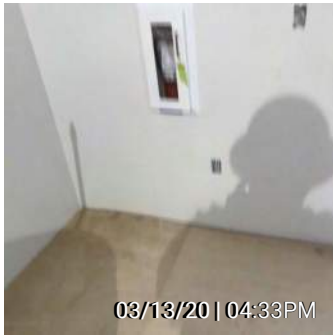
Survey

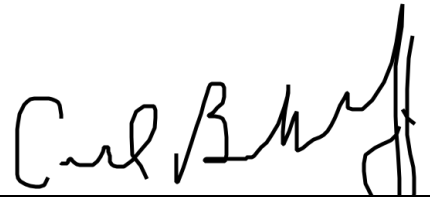
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware not onsite. Carl Brinkerhoff 03/13/20 07:49PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Beautiful day Carl Brinkerhoff 03/13/20 07:51PM
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pat McNary was onsite with helper starting to install lockers. Carl Brinkerhoff 03/13/20 07:51PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 03/13/20 07:51PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift Carl Brinkerhoff 03/13/20 07:51PM

Attachments

171

172





I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 03/13/20 | 07:51PM

SUBCONTRACTOR REPORTS



Fri 03/13/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1332.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1332.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		16	125	20264.5

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 03/20/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



03/20/20 | 04:40PM



03/20/20 | 04:37PM



03/20/20 | 03:55PM



03/20/20 | 04:31PM

Weather

6:00 AM

36°

Clear

Wind: 12 MPH | Precipitation: .0" | Humidity: 78%

12:00 PM

37°

Partly Cloudy

Wind: 11 MPH | Precipitation: .0" | Humidity: 70%

4:00 PM

38°

Mostly Cloudy

Wind: 9 MPH | Precipitation: .0" | Humidity: 67%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	252
Carl's Drywall & Paint	Two painters onsite working on touch up. Painted Sheetrock at soffit at movable partition. Second coated the interior hollow metal doors that we have on site so far. Painted wall around bulletproof window. Touched up paint in cells at transitions walls at floor. Carl Brinkerhoff 03/20/20 05:35PM	2	8	1524
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock		0	0	2040
Duct or Sheet Metal	Not onsite Carl Brinkerhoff 03/20/20 05:35PM	0	0	753
East Road Services		0	0	953
Eyres Plumbing	Journeyman plumber and apprentice onsite. Installed remaining baseboard covers. Began installation of condensation drain line from radio and electrical room, installed pump above ceiling in hall 109. Carl Brinkerhoff 03/20/20 05:37PM	2	8	1367
Ottis Elevator		0	0	194
Panco		0	0	87
Puffin Electric	Two journeyman electricians and Chris Morin onsite today. Continued pulling in wire for electrical at doors.	3	8	2365.5

175

176

Completed fire alarm wiring at lower level. Pulled wiring to floor boxes lower level. Continued trim out at upper level.

Carl Brinkerhoff | 03/20/20 | 05:53PM

Total

7

56

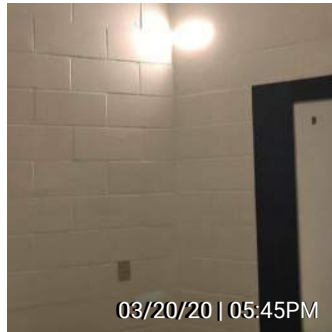
19587

Time Cards

No entry

Work Log Photos

Eyres Plumbing: | QTY: 2 | HRS: 8.0 | HTD: 1367.0 ↶



Puffin Electric: | QTY: 3 | HRS: 8.0 | HTD: 2365.5 ↶



Materials

No entry

Equipment

No entry

General Notes

No entry

Site Safety Observations

No entry

Quality Control Observations

No entry

176

177

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Did weather cause any delays?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Any areas that can't be worked on?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Any equipment rented on site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SUBCONTRACTOR REPORTS



Fri 03/20/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1484.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1484.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		7	56	21071.5

Homer Public Safety Building

Grubstake Avenue Homer, Alaska 99603



Date Fri 03/27/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

35°

Overcast

Wind: 5 MPH | Precipitation: .0" | Humidity: 80%

12:00 PM

35°

Overcast

Wind: 7 MPH | Precipitation: .0" | Humidity: 66%

4:00 PM

38°

Clear

Wind: 6 MPH | Precipitation: .0" | Humidity: 58%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	252
All Alaska Ceilings	Two installers onsite finishing grid installation at lower level. They began installing boarder tiles at upper level squad room and adjoining offices. <small>Carl Brinkerhoff 03/27/20 09:26PM</small>	2	9	88
Carl's Drywall & Paint		0	0	1524
Consolidated Roofing		0	0	477
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	Supervision, coordination and documentation. Crew worked on FRP siding installation at Alt1 and interior south entry. Loaded out materials and equipment for demobilization to Anchorage. Took delivery and inventoried door closers. Took delivery of tw doors that had to go back to Ak glass and door for retrofit. <small>Carl Brinkerhoff 03/27/20 09:31PM</small>	6	8	2280
Duct or Sheet Metal	Not onsite all week. <small>Carl Brinkerhoff 03/27/20 09:31PM</small>	0	0	753
East Road Services		0	0	953
Eyres Plumbing	Two journeyman plumbers and an apprentice onsite. On plumber worked on flushing cleaner solution out of hydronic system and refilling with water to circulate and lower Ph. Other plumber worked on gas piping in boiler room and piping to meter. Apprentice worked on toilet installation at locker rooms. They also turned on water to sink in lab. Insulator finished boiler room and piping at sally port.	4	8	1548

179

180

Ottis Elevator		0	0	194
Puffin Electric	Two journeyman electricians onsite installing light fixtures at grid ceilings both levels. None of lights are wired and functioning yet. Three data techs working in radio room.	5	8	2512.5
Carl Brinkerhoff 03/27/20 09:39PM				
Rainbow Builders		0	0	2
Total		17	138	20245

Time Cards

No entry

Materials

No entry

Equipment

No entry

General Notes

1. We now have one functional sink set up with soap and papery towels for washing hands.

Carl Brinkerhoff | 03/27/20 | 09:56PM

Site Safety Observations

1. All personnel able to take temperatures reported normal body temperatures. Observations of staff onsite appeared to be healthy. Site safety protocols were observed onsite today.

Carl Brinkerhoff | 03/27/20 | 09:58PM

Quality Control Observations

1. All materials and workmanship performed onsite today met or exceeded project specifications.

Carl Brinkerhoff | 03/27/20 | 09:59PM

Survey

Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 03/27/20 10:00PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Artists came by to look at siding assembly at parking shed. Carl Brinkerhoff 03/27/20 10:02PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Hinges

180

181

and lock sets for interior doors.

Carl Brinkerhoff | 03/27/20 | 10:02PM

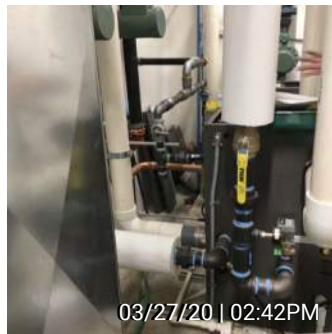
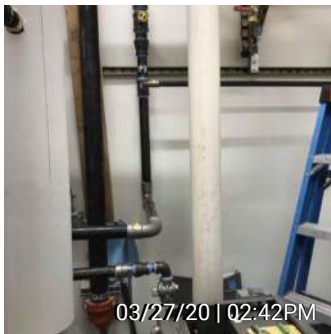
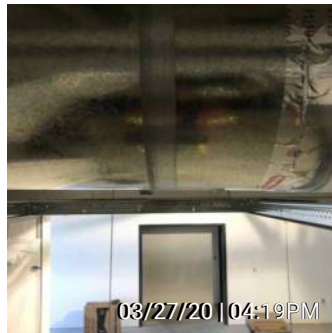
6. Any equipment rented on site?

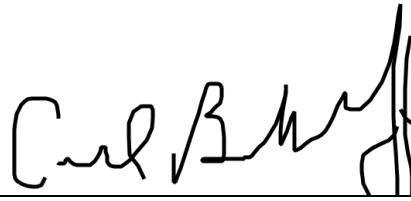


All terrain scissor lift.

Carl Brinkerhoff | 03/27/20 | 10:02PM

Attachments





I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 03/27/20 | 10:02PM

SUBCONTRACTOR REPORTS



Fri 03/27/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1516.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1516.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		17	138	21761.5

Homer Public Safety Building

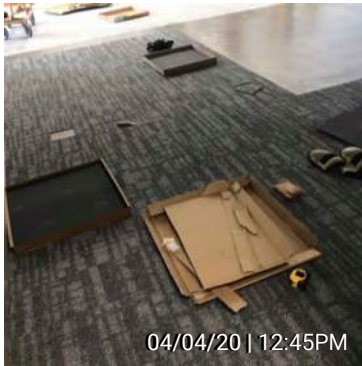
Grubstake Avenue Homer, Alaska 99603



Date Sat 04/04/2020

Job # 1809-2

Prepared By Carl Brinkerhoff



Weather

6:00 AM

40°

Overcast

Wind: 12 MPH | Precipitation: .01" | Humidity: 83%

12:00 PM

42°

Partly Cloudy

Wind: 7 MPH | Precipitation: .01" | Humidity: 70%

4:00 PM

46°

Mostly Cloudy

Wind: 7 MPH | Precipitation: .01" | Humidity: 54%

Work Logs

Name	Description	Quantity	Hours	Hours To Date
Accel Fire		0	0	282
All Alaska Ceilings		0	0	100
Carl's Drywall & Paint		0	0	1532
Consolidated Roofing		0	0	483
Cornerstone, Tod Sharp, Ron Frazier, Tanner Stengel, Ryan Fox, Jim Pollock	I was onsite supervision, coordination. Washed exterior of all windows. Helped Pat McNary move locker benches, work station components and dishwasher to site from Herk building. General clean up interior/ exterior. Carl Brinkerhoff 04/04/20 07:52PM	0	0	2472
Duct or Sheet Metal		0	0	827
East Road Services		0	0	953
Eyres Plumbing		0	0	1650
Ottis Elevator		0	0	194
Puffin Electric	Two data techs onsite working in radio room terminating data cables at server rack. Carl Brinkerhoff 04/04/20 07:48PM	2	8	2696.5
Rainbow Builders	Three installers onsite installing remaining vinyl plank, transitions and rubber base at upper level. Moved to lower level and installed carpet at hall way and conference room. Also installed walk off mat in entrance. Installed rubber base. Carl Brinkerhoff 04/04/20 07:47PM	3	10	131

184

185

Total	5	46	20982
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Time Cards	No entry
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Materials	No entry
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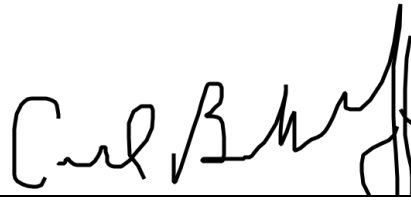
Equipment	No entry
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General Notes
<div>1. Rainbow doesn't have enough vinyl flooring to complete locker room vestibule. They will complete when they come back for concrete sealer application.</div> <div>Carl Brinkerhoff 04/04/20 07:54PM</div>

Site Safety Observations	No entry
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Quality Control Observations	No entry
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Survey				
Questions	N/A	No	Yes	Description
1. Any accidents on site today?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Any schedule delays occur?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Still waiting to receive exterior doors. Carl Brinkerhoff 04/04/20 07:56PM
3. Did weather cause any delays?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Any visitors on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pat McNary was onsite. Carl Brinkerhoff 04/04/20 07:56PM
5. Any areas that can't be worked on?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior doors and hardware. Carl Brinkerhoff 04/04/20 07:56PM
6. Any equipment rented on site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All terrain scissor lift 65' snorkel lift Carl Brinkerhoff 04/04/20 07:56PM



I, Carl Brinkerhoff, have reviewed and completed this report.

Carl Brinkerhoff | 04/04/20 | 07:56PM

SUBCONTRACTOR REPORTS



Sat 04/04/2020

Homer Public Safety Building: Grubstake Avenue Homer, Alaska 99603

Name	Description	Quantity	Hours	Hours To Date
1. Puffin Electric	No Entry	0	0.0	0.0
2. Eayrs Plumbing and Mechanical	No Entry	0	0.0	0.0
3. PEI	No Entry	0	0.0	1516.5
4. PEI	No Entry	0	0.0	0.0
Subtotal		0	0	1516.5
Grand Total (Includes Cornerstone General Contractors Work Log Total)		5	46	22498.5

March 27, 2020

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

Attn: Patrick McNary, Owner Representative

Re: Homer Police Station, City of Homer Project #151-7010-5261

Subject: COVID-19 Pandemic, Notice of Potential Delay and Reservation of Rights

Dear Mr. McNary:

We are all aware of the ongoing outbreak of the Coronavirus 2019 (COVID-19), which was recently declared a pandemic by the World Health Organization, and the President and Governor of the State of Alaska have declared a national and state emergency, respectively. Although the situation continues to evolve rapidly, Cornerstone General Contractors remains fully committed to pursuing the completion of our work in a safe, diligent and reasonable manner under the current circumstances. We must recognize, however, there is a strong likelihood that we will encounter certain delays as a result of this pandemic.

We anticipate our work will be delayed and our productivity will be negatively impacted by the cumulative effect of this outbreak. Potential impacts may include, but are not limited to, labor shortages due to infection or quarantine as well as material shortages and significant delays in lead times as a result of factory closings across the globe. In addition, we are monitoring whether there will be a mandatory shut down. At this time, it is not possible to quantify the delay or compute the impact costs.

Our contract requires that we furnish you written notice of any delays in a timely fashion. Accordingly, pursuant to the terms of our contract, please consider this correspondence to be our formal notice of potential delays to our performance through no fault of our own and that are beyond our control, including, but not limited to, changed conditions, constructive suspension of work, constructive change, force majeure/act of God, etc. Cornerstone hereby reserves all rights it may have under our contract and applicable law to protect its legal and commercial interests, including without limitation the right to seek an extension of time and an increase in our contract price. Please keep records as you deem appropriate to confirm any time extensions and/or increased costs, if we do, submit any time and/or cost impacts. Cornerstone can assure you that we are evaluating all options to minimize and mitigate the impacts to your Project. As more information becomes available, we would like to discuss our options for successfully completing this Project.

We will continue to keep the City of Homer informed of these delays and their effect on overall job completion. We will diligently seek to minimize to the best of our ability, the effects of these delays on our work. Your cooperation in minimizing these impacts are appreciated as we work our way through this unprecedented event.

Sincerely,



Anthony Chen
Cornerstone General Contractors



City of Homer

www.cityofhomer-ak.gov

Office of the City Manager

491 East Pioneer Avenue
Homer, Alaska 99603

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

Memorandum

TO: Mayor Castner and City Council
FROM: Marvin Yoder, Interim City Manager
DATE: April 13, 2020
SUBJECT: April 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.

Joe Young,	Public Works	13	Years
Rick Pitta,	Police	11	Years
Travis Brown,	Port	8	Years
Erica Hollis,	Port	8	Years
Jean Hughes,	Public Works	6	Years
Jaclyn Arndt,	Fire	4	Years
Dave Berry	Library	1	Year
Ricky Borland	Port	1	Year
Aaron Yeaton	Public Works	1	Year



Planning Department

144 N. Binkley Street, Soldotna, Alaska 99669 • (907) 714-2200 • (907) 714-2378 Fax

Charlie Pierce
Borough Mayor

March 25, 2020

**NOTICE OF DECISION
KENAI PENINSULA BOROUGH PLAT COMMITTEE
MEETING OF MARCH 23, 2020**

Re: Fairview Subdivision 2019 Replat Preliminary Plat
KPB File Number: 2020-013

The Plat Committee reviewed and granted conditional approval of the subject preliminary plat during their regularly scheduled meeting of March 23, 2020 based on the findings that the preliminary plat meets the requirements of the Kenai Peninsula Borough Code 20.25; 20.30; 20.40 and 20.60.

A party of record may request that a decision of the Plat Committee be reviewed by the Planning Commission by filing a written request within 10 days of notification of the decision in accordance with KPB 2.40.080.

For additional information please contact the Planning Department, 907-714-2200 (1-800-478-4441 toll free within the Kenai Peninsula Borough).

