December 1, 2010
5:30 P.M.

Cowles Council Chambers
491 East Pioneer Avenue
Homer, Alaska

WORK SESSION
Advisory Planning Commission
AGENDA

1. Call To Order, 5:30 P.M.

2. Discussion of Items on the Regular Meeting Agenda

3. Staff Report PL 10-105, Proposed Sign Code Changes ***(Please refer to page 33 of the regular meeting packet)***

4. Staff Report PL 10-113, Draft Zoning Enforcement Ordinance ***(Please refer to page 45 of the regular meeting packet)***

5. Public Comments
   The public may speak to the Planning Commission regarding matters on the work session agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).

6. Commission Comments

7. Adjournment

HOMER ADVISORY PLANNING COMMISSION
491 E. PIONEER AVENUE
HOMER, ALASKA

DECEMBER 1, 2010
WEDNESDAY AT 7:00 P.M.
COWLES COUNCIL CHAMBERS

REGULAR MEETING AGENDA

1. Call to Order

2. Approval of Agenda

3. Public Comment

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

4. Reconsideration

5. Adoption of 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 and considered in normal sequence.

1. Approval of Minutes of November 3, 2010 *Page 1*

6. Presentations

7. Reports

A. Staff Report PL 10-112, City Planner's Report *Page 7*
B. Roberta Highland, Transportation Advisory Commission Report

8. Public Hearings

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 10-111, Draft Ordinance amending the City of Homer Comprehensive Plan to include the Homer Spit Comprehensive Plan and Recommending Adoption to the Kenai Peninsula Borough *Page 9*
B. Staff Report PL 10-110, CUP 10-09 Kachemak Nordic Ski Club Parking *Page 17*

9. Plat Consideration

10. Pending Business

A. Staff Report PL 10-105, Proposed Sign Code Changes *Page 33*
B. Staff Report PL 10-113, Draft Zoning Enforcement Ordinance *Page 45*

11. New Business

12. Informational Materials

A. City Manager's Report dated November 22, 2010 *Page 63*

13. Comments of The Audience

Members of the audience may address the Commission on any subject. (3 minute time limit)

14. Comments of Staff

15. Comments of The Commission

16. Adjournment

Meetings will adjourn promptly at 10 p.m. An extension is allowed by a vote of the Commission. Notice of the next regular or special meeting or work session will appear on the agenda following "adjournment."

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 3, 2010

UNAPPROVED

Session 10-16, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:03 p.m. on November 3, 2010 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, DOLMA, HIGHLAND, KRANICH, MINSCH, VENUTI

ABSENT: COMMISSIONER DRUHOT

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

APPROVAL OF AGENDA

The agenda was approved by consensus of the Commission.

PUBLIC COMMENT

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

There were no public comments.

RECONSIDERATION

There were no items scheduled for reconsideration.

ADOPTION OF 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 and considered in normal sequence.

1. Approval of the October 6 and 20 , 2010 Minutes

The Consent Agenda was approved by consensus of the Commission.

PRESENTATIONS

There were no presentations scheduled.

REPORTS

A. Staff Report PL 10-106, City Planner's Report

City Planner Abboud reviewed his staff report.

PUBLIC HEARINGS

Testimony limited to 3 minutes per speaker. The Commission conducts Public Hearings by hearing a staff report, presentation by the applicant, hearing public testimony and then acting on the Public Hearing items. The Commission may question the public. Once the public hearing is closed the Commission cannot hear additional comments on the topic. The applicant is not held to the 3 minute time limit.

A. Staff Report PL 10-99, Draft Subdivision Code Amendment

City Planner Abboud reviewed the staff report.

Chair Minsch opened the public hearing. There were no public comments and the public hearing was closed.

BOS/VENUTI MOVED TO MOVE THE SUBDIVISION CODE AMENDMENT TO THE CITY COUNCIL.

There was discussion about easements for trails, the requirements for development, and the Non Motorized Transportation and Trails Plan. It was pointed out that this ordinance addresses the dedicating of the easement in subdivision but at this time not requiring the trails to be built.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL 10-103, A Request for Exclusion from the Regulations of the Bridge Creek Watershed Protection District at Lot 6 Eker Estates, 5620 Easy Street on the NE Corner of Easy Street and Skyline Dr.

City Planner Abboud reviewed the staff report and referenced the location on the aerial photo.

Joe Carter, applicant, was available to answer questions.

Chair Minsch opened the public hearing. There were no public comments and the public hearing was closed.

HIGHLAND/DOLMA MOVED TO ADOPT STAFF REPORT PL 10-103, A REQUEST FOR EXCLUSION FROM THE REGULATIONS OF THE BRIDGE CREEK WATERSHED PROTECTION DISTRICT AT LOT 6 EKER ESTATES, 5620 EASY STREET ON THE NE CORNER OF EASY STREET AND SKYLINE DRIVE WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was discussion that the location and topography of the lot is such that the surface water flows away from the lot. This lot and other lots with the same circumstances shouldn't have been included in the water shed district.

Other Commissioner's expressed opposition. Commissioner Bos questioned who would assume the liability if approval of this type of action resulted in watershed contamination. Chair Minsch strongly argued issues with subsurface water and the inability to know how it flows.

Commissioner Kranich pointed out that the code outlines the requirements for exempting a lot and the Commission can't hold to a standard that isn't outlined in code.

VOTE: YES: BOS, HIGHLAND, VENUTI, KRANICH, DOLMA
NO: MINSCH

Motion carried.

PLAT CONSIDERATION

There were no plats for consideration.

PENDING BUSINESS

A. Staff Report PL 10-107, Draft Steep Slope Ordinance

Chair Minsch called for a break at 8:03 p.m. and resumed at 8:09 p.m.

City Planner Abboud reviewed the amendments.

HIGHLAND/BOS MOVED TO DISCUSS AND MAKE RECOMMENDATIONS.

There was no opposition expressed and discussion ensued.

The Commission briefly discussed that the amendments and agreed that this draft is clearer.

KRANICH/BOS MOVED TO FORWARD THE AMENDED DRAFT STEEP SLOPE ORDINANCE TO CITY COUNCIL FOR PUBLIC HEARING AND APPROVAL.

There was brief discussion that the amendments made after the public hearing were for clarification and not substantive. Another public hearing at the Commission level is not needed.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 10-105, Proposed Sign Code Changes

KRANICH/BOS MOVED TO ADDRESS THE SIGN CODE CHANGES AT A WORKSESSION.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Staff Report PL 10-96, Draft Zoning Enforcement Ordinance (Outdoor Storage)

HIGHLAND/BOS MOVED TO BRING THIS TO THE FLOOR FOR DISCUSSION AND RECOMMENDATION.

There was no objection expressed and discussion ensued.

Commissioner Bos expressed his desire for this to be something that will give property owners an opportunity to succeed in cleaning up their property. He cited some examples that he has seen elsewhere.

Commissioner Dolma expressed that the restrictions for poultry should be less restrictive in the Rural Residential district.

Commissioner Highland addressed issues in Commercial districts that should be further addressed.

There was also brief discussion of boats and commercial fishing equipment.

HIGHLAND/BOS MOVED TO TAKE THIS TO A WORKSESSION FOR FURTHER DISCUSSION.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

NEW BUSINESS

A. Staff Report PL 10-104, East End Mixed Use District

City Planner Abboud reviewed staff report.

The Commission gave their feedback to the City Planner and agreed to address this further in a worksession.

B. Staff Report PL 10-108, 2011 Meeting Schedule

MINSCH/ BOS MOVED TO APPROVE THE 2011 MEETING SCHEDULE.

HIGHLAND/BOS MOVED TO CANCEL THE SECOND MEETING IN NOVEMBER.

The Commission considered whether to cancel the second meeting in November or leave it as schedule and can cancel it if their workload allows.

VOTE: YES: HIGHLAND, VENUTI
NO: MINSCH, KRANICH, BOS, DOLMA

There was no further discussion on the main motion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL MATERIALS

A. City Manager's Report
B. "You'll Wish You Were Here," Magazine Article Provided by Commissioner Highland

There was no discussion of informational items.

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

There were no audience comments.

COMMENTS OF STAFF

City Planner Abboud brought up the Spit Comprehensive Plan. The Commission agreed to have discussion at a Worksession on November 17 at 5:30 p.m. to look at the comments that have come in before their public hearing.

COMMENTS OF THE COMMISSION

Commissioners Dolma, Venuti, Bos, and Highland had no comment.

Chair Minsch expressed her dissatisfaction with the action on the exemption of the lot in the Bridge Creek Watershed District. She asked staff to bring back the exemption code for the Commission to discuss. Because of her real estate background she had knowledge about a fuel spill on the property that the applicant didn't bring up and she couldn't do anything about. She wants the Commission to understand why it is important to consider more than just surface water and have discussion about exemptions.

Commissioner Kranich commended the new Commissioners for their progress and for getting involved in discussion. He is pleased with the work they are doing.

ADJOURN
There being no further business to come before the Commission, the meeting adjourned at 9:15 p.m. The next regular meeting is scheduled for December 1, 2010 at 7:00 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting. There is a worksession scheduled for November 17, 2010 at 5:30 p.m. in the Conference Room.

_____
MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____

City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone *(907) 235-8121*
Fax *(907) 235-3118*
E-mail *Planning@ci.homer.ak.us*
Web Site *www.ci.homer.ak.us*

STAFF REPORT PL 10-112

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: December 1, 2010
SUBJECT: Planning Director's Report

November 22nd City Council Meeting

Ordinance 10-54 Stormwater and Dirt work

Postponed until January 10th for education on item prior to the meeting

Resolution 10-79 Water to Kachemak City

Failed

Memorandum 10-139 The vacation on the water treatment plant lot was approved

December 8th BOA Appeal

Refuge appeal of Planning Commission Decision regarding Shelter for Homeless designation.

Activities

The City Hall Renovation & Expansion Task Force will be meeting December 6th to review submitted proposals for a GC/CM.

The lease committee will be looking at a proposal for lot 13B (former Porpoise Room lot)

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Planning & Zoning
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Homer, Alaska 99603-7645

Telephone *(907) 235-8121*
Fax *(907) 235-3118*
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Web Site *www.ci.homer.ak.us*

STAFF REPORT PL 10-111

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen
MEETING: December 1, 2010
SUBJECT: Spit Comp Plan Public Hearing

Requested action: Conduct a public hearing. Consider submitted comments, public testimony and amend the plan. Schedule a second public hearing for January 5th, 2011.

GENERAL INFORMATION
There are a few places in the plan the Commission may want to amend. Staff has some below, with suggested language. If the Commission approves them, the language will be inserted in the City Council draft of the plan.

Comments from the Parks and Recreation Advisory Commission are attached to this staff report, and some of the recommendations are included below.

If there are any errors on the maps or other places that you see, this is the meeting to say so! Staff comments in the November 17th staff report (SR 10-109) under "wrap up" still apply.

If you have any other last comments, ideas or things you think are missing, Please bring them up at this meeting, or provide them to staff by Monday, December 13th so they may be included in the January 5th meeting packet.

Suggested Amendments

1. Mariner Park
A recurring comment has been no more filling at Mariner Park – i.e. do not expand the footprint of the park into the lagoon. The Commission could add the following sentence under Mariner Park Improvements on page 27: "Strong public sentiment was voiced against any further expansion of the park by placing fill material in Mariner Lagoon."

2. Tsunami Warning Sirens – from Parks and Recreation Commission Comments
Page 10, at the end of the second paragraph, add a sentence" "Signage may also be added at public locations to educate the public about tsunamis and what the sirens mean."

3. Page 43, Map 3 Future Land Use Map: remove the "future use needs consideration" from the property next to the Hockey Rink. The plan at one time talked about opportunity areas with more

residential uses. This language has been cut from the plan, and no longer talks about something other than Marine Industrial Development in this area.

4. Missing objective under goal 1.6
There is a missing objective and strategy on page 36 that was in previous drafts. This object was inadvertently cut off in the layout table under Goal 1.6: Objective "Protect the scenic, natural and aesthetic resources of the Spit." Strategies: "Encourage the build-up of driftwood on Spit Beaches. Use native landscape elements in public design projects (beach grass, driftwood)."

The following is from Dotti Harness-Foster, Planning Technician:
5. Land Use and Community section of the Implementation Table:
Pg 36, Goal 1.6 Objective.

Comment: Public input has indicated a need to acknowledge conflicts between motorized and non-motorized users on the Spit.

Add a strategy: Minimize conflicts between motorized and non motorized users on the Spit. Safety and noise do not mix with a picnic, walk on the beach. Install signage to education ATV uses about responsible ATV use.

6. Natural Environment section of the Implementation Table:
Pg 41, Goal 4.1, second Objective.

Comment: Include both sides of the spit in the goal to obtain private lands.

"Purchase or obtain conservation easements on private lands on ~~the east side of~~ the Spit, such as between north of the hockey rink and the base of the Spit."

7. Pg 42, Goal 4.4 Objective.

Comment: Use a more positive tone.

Change "Dead boat removal" to "Remove derelict vessels"

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission conduct a public hearing, review comments and suggested amendments. Amend the plan. Schedule a final public hearing for January 5th, 2011 and forward to the City Council.

ATTACHMENTS

1. Draft ordinance
2. Parks and Recreation Advisory Commission comments

CITY OF HOMER
HOMER, ALASKA

Planning

ORDINANCE 11-

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA AMENDING THE 2008 HOMER COMPREHENSIVE PLAN TO INCORPORATE THE HOMER SPIT PLAN AND RECOMMENDING APPROVAL OF THE AMENDMENT BY THE KENAI PENINSULA BOROUGH.

WHEREAS, The Kenai Peninsula Borough as a second class borough shall provide for planning on an areawide basis in accordance with AS 29.40; and

WHEREAS, As provided in Kenai Peninsula Borough Code 21.01.025, cities in the Borough requesting extensive comprehensive plan amendments may recommend to the Kenai Peninsula Borough Planning Commission a change to the city comprehensive plan; and

WHEREAS, The City of Homer has prepared an extensive amendment to the 2008 Comprehensive Plan in the form of the Homer Spit Plan; and

WHEREAS, 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; and

WHEREAS, The Homer Spit Plan will guide development on the Homer Spit; and

WHEREAS, The Homer Advisory Planning Commission and other City commissions and bodies have reviewed and/or conducted public hearings regarding the Homer Spit Plan; and

WHEREAS, The Homer City Council, based upon the recommendation of the Homer Advisory Planning Commission, recommends that the Kenai Peninsula Borough Planning Commission and Assembly amend the 2008 Homer Comprehensive Plan to incorporate the Homer Spit Plan.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The 2008 Homer Comprehensive Plan is hereby amended to incorporate the Homer Spit Plan, which shall supersede the Homer Spit Plan section of the 1999 Homer Comprehensive Plan Update.

Section 2. Subsection (b) of Homer City Code 21.02.010, Comprehensive Plan—Adoption, is amended to read as follows:

b. The following documents, as initially approved and subsequently amended, are

adopted by reference as comprising the Homer Comprehensive Plan.

1. Homer Comprehensive Plan (2008)
2. Homer Non-Motorized Transportation and Trail Plan (2004)
3. Homer Area Transportation Plan (2005)
4. Homer Town Center Development Plan (2006)
5. **Homer Spit Plan (2010)**

Section 3. The City hereby recommends that the Kenai Peninsula Borough Planning Commission and Assembly amend the 2008 Homer Comprehensive Plan by incorporating the Homer Spit Plan as an extensive comprehensive plan amendment under Kenai Peninsula Borough Code 21.01.025, and as an element of the Official Borough Comprehensive Plan within the City of Homer planning area of the Borough.

Section 4. Sections 1 and 2 of this ordinance shall take effect upon the Kenai Peninsula Borough Assembly amending the 2008 Homer Comprehensive Plan to incorporate the Homer Spit Plan. The remainder of this ordinance shall take effect upon its adoption by the Homer City Council.

Section 5. Section 2 of this ordinance is of a permanent and general character and shall be included in the city code. The remainder of this ordinance is not of a permanent nature and is a non code ordinance.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____ 2011.

CITY OF HOMER

_____
JAMES C. HORNADAY, MAYOR

ATTEST:

_____
JO JOHNSON, CMC, CITY CLERK

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

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YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form:

_____	_____
Walt E. Wrede, City Manager	Thomas F. Klinkner, City Attorney
Date: _____	Date: _____

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

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Planning & Zoning

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TO: Homer Advisory Planning Commission
THROUGH: Julie Engebretsen, Planning Technician
FROM: Parks and Recreation Advisory Commission
MEETING: December 1, 2010
SUBJECT: Spit Comprehensive Plan Recommendations

The Parks and Recreation Advisory Commission discussed the September 28th, 2010 draft Homer Spit Comprehensive Plan at a special meeting on October 25th, and again at their regular meeting on November 17th. These are their comments on the plan.

1. Recreation is a prime reason people come to the Spit.
2. The plan does not place enough emphasis on the importance of parks, recreation and open space on the Spit
3. Keep open space; it tends to get lost over time
4. Improve camping and recreation facilities to draw visitors
5. Camping is an important activity that generates revenue for the General Fund ($175,819 in 2010 for all city campgrounds)
6. Add signage about tsunamis to provide public education, possibly in campgrounds or other central locations. Explain what and where the sirens are and what they mean
7. Crossing Homer Spit Road between the Spit Trail and Mariner Park is dangerous. Pave the full shoulder between Mariner Village and Mariner Park to create a bike path on the western side of the Homer Spit Road. Move the entrance of Mariner Park north about 500 feet, so it is away from the curve and there is better visibility. Extend the 35 mph speed zone to the new entrance of Mariner Park; maybe a crosswalk would be possible and signage notifying drivers of pedestrians in the area. Then increase the speed limit further out the spit.
8. Restrooms at Mariner Park are a priority; could be vault style or fully plumbed
9. Move harbormaster office to the far side of the harbor and use the former area as a plaza
10. Campsites and facilities support visitors who enjoy the environment
11. Consider an interim campground on the east side of the harbor near the chip pad
12. Spit looks unloved; lots of junk is left/abandoned. Clean up abandoned stuff.
13. Have a trail along the harbor; move the parking lot logs back a few feet to create it.
14. Increase the visitor experience along the harbor boardwalk with points of interest; signage, art walk, waypoints. Build a 'walking experience' that is intriguing, not a puddle jumping exercise
15. Build an extension of the Homer Spit Trail along Fish Dock Road to access Coal Point Park, and then travel along the harbor entrance to the End of the Road Park.

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Telephone (907) 235-8121
Fax (907) 235-3118
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Web Site www.ci.homer.ak.us

STAFF REPORT PL 10-110

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: December 1, 2010
SUBJECT: Conditional Use Permit 2010-09, 4500 Rogers Loop, Kachemak Nordic Ski Club

This is a quasi-judicial decision and requires five yes votes for approval.

Synopsis: Request approval for an outdoor recreational facility, for parking lot construction to serve the Baycrest Ski Trails and surrounding recreation lands.

Applicants:	Lawrence Rogers PO Box 849 Homer AK 99603-0849	Kachemak Nordic Ski Club Dave Brann PO Box 44 Homer AK 99603
Requested Action:	Approval of an outdoor recreational facility	
Location:	4500 Roger's Loop , T 6S R 14W SEC 14 Seward Meridian HM PTN OF SW1/4 NW1/4 LYING NORTH OF ROGERS LOOP (FORMERLY OLD STERLING HWY)	
Parcel ID:	17316023	
Lot Size(s)	15.5 acres	
Zoning Designation:	Rural Residential	
Existing Land Use:	Vacant	
Surrounding Land Use:	North: State land; demonstration forest and ski trails South: Vacant/Residential East: Residential/Vacant West: Residential	
Comprehensive Plan:	See (i) on page 5	
Wetland Status:	Homer Wetland Map indicates	
Flood Plain Status:	Not within a mapped flood hazard area	
BCWPD:	Not within the Bridge Creek Watershed Protection District	
Utilities:	No city utilities are available.	
Public Notice:	Notice was sent to 10 property owners of 13 parcels as shown on the KPB tax assessor rolls.	

Introduction

The Kachemak Nordic Ski Club has a memorandum of agreement with Mr. Rogers, the property owner. He has agreed the ski club may use his land to build a parking lot for skiers using the Baycrest trail system. The ski trails are located on state, city and private lands outside city limits. The proposed parking lot is located on a vacant lot within city limits, in the rural residential district.

The rural residential district does not allow for parking lots as a permitted land use. However, indoor and outdoor recreational facilities are a conditional use. The parking lot will be used as part of the ski trails, which are an outdoor recreational facility.

The main purpose of the parking lot is to create a school bus load and unload area, and off street parking. Currently all parking and load occurs on the shoulder of Roger's Loop. This road is a state road, and the applicant will apply for a driveway permit if this conditional use permit is approved.

Proposed parking area

The new parking area will serve approximately 24 cars and two busses. It is possible with a second row of parking, up to about 30 cars could be accommodated in the area of development shown by the applicant. The proposed area of dirt work is approximately 200' x 140', or 28,000 square feet, just over half an acre. Actual area of disturbance will not be known until spring when a local contractor is able to make a site estimate. A storm water plan may be required. The Ski Club plans to begin the ground work in the spring of 2011.

Other information

The Ski Club has a parking lot on the Sterling Highway, next to the DOT maintenance station. The snow conditions can vary greatly between the two locations, although they are not far apart. In a good snow year, the Sterling Highway parking lot works well. In a lesser snow year, Roger's Loop is the preferred trail head for school groups. Generally the public prefers to use Roger's Loop as well. Therefore the ski club would like to create safer parking arrangements for students and skiers at this location.

Site and surrounding area

The property for the proposed parking lot is currently vacant. It was logged during the spruce bark beetle epidemic and there are several large brush piles on the site. The site is adjacent to the Roger's Loop trailhead for summer and winter trails, and the Homer Demonstration Forest.

The area proposed for the parking lot is east of the current trailhead. The trailhead itself is along a section line easement, until the trail reaches state land. On the far side of the section line, or west of the trailhead, there is a three lot subdivision in process, and two single family homes. The proposed lot next to the trailhead is currently vacant. The Ski Club has approached the land owner offering to purchase the land for a parking lot, but an agreement has not been reached. Therefore the Ski Club would like to build a rough parking area on the east side of the trail head, on land belonging to Mr. Rogers.

There will be a groomed ski trail between the parking lot, and the actual trail head. A port-a-potty will also be provided for winter use (not an in-ground outhouse).

Analysis

At this time, Mr. Rogers does not wish to subdivide his land, or to have a large amount of fill placed on his lot for a parking lot. His letter states he plans to have a year to year agreement with the Ski Club, and

that the parking lot is used in the winter only. Only the driveways will be gravel. The rest of the parking area will be plowed and used in the winter only. Staff recommends that the Commission view this parking lot as a long term, potentially year round amenity, regardless of ownership, as long as there is a memorandum of agreement in place between the land owner and the Ski Club.

Storm water plan
It is possible that this project may require a Storm Water Plan. The City Council will be reviewing the proposed ordinance requiring storm water plans in the rural residential district in the next few months. A zoning permit will be required and the applicant shall abide by all rules in place at the time a zoning permit is issued. Staff recommends the Ski Club seed disturbed areas with grass seed, regardless if a storm water plan is required or not.

The criteria for granting a Conditional Use Permit is set forth in HCC 21.61.020.

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

Applicant: 21.12.030(p), outdoor recreational facility

Finding 1: The ski trails and associated parking lot use constitute an outdoor recreational facility. HCC 21.12.030(p) authorizes outdoor recreational facilities in the rural residential district.

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

Applicant: Provides safe parking and access to city and state property designated for recreation and educational use.

Homer City Code: 21.12.010 Purpose. The purpose of the rural residential district is primarily to provide an area in the City for low-density, primarily residential, development; allow for limited agricultural pursuits; and allow for other uses as provided in this chapter.

Finding 2: The construction of a parking lot serves an existing popular recreational use. The low density nature of the district and the immediate area will remain unchanged. The parking lot serving an outdoor recreational facility is compatible with the purposes of the rural residential zoning 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.

Discussion: Other permitted uses include mobile homes, and conditionally permitted commercial greenhouses and kennels.

Finding 3: The value of adjoining property will not be negatively affected greater than that anticipated from other permitted or conditionally permitted uses in this district.

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

Applicant: Land adjacent is non-developed private property, Homer demonstration forest, recreational/educational. A three lot subdivision is on the west side of the section line.

Finding 4: The existing uses of surrounding land are residential, recreational/educational and vacant. A modest parking lot to serve the recreational/educational uses is compatible with surrounding land uses.

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

Applicant: Yes

Finding 5: Roger's Loop is adequate to serve the proposed use. Existing services and facilities are adequate.

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

Applicant: A small (3/4 acre) parking lot, with vegetation screening from roadway, only two houses nearby with vegetation screening, will create safer traffic with off road parking.

Finding 6: A parking lot serving the existing recreational facilities will not affect the harmony in coverage, density, generation of traffic or cause a harmful effect upon the desirable neighborhood character. The parking lot will be screened from the road by an existing well established alder patch.

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

Applicant: No

Finding 7: The proposed parking lot will increase the healthy safety and welfare of the surround area by providing a safe load and unload area for school buses, and passenger car parking off of the shoulder of Roger's Loop for a well established recreational site. The proposal will not affect 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.

Staff: The proposal complies with the applicable regulations at this time. The Ski Club has been informed that there may be additional regulations in place at the time of permitting and parking lot construction. The City Council will be considering storm water plan requirements in this district over the coming months. The parking lot construction may or may not trigger a storm water plan, depending on what is adopted by the City Council.

Finding 8: The proposal does or will comply with the applicable regulations and conditions. A zoning permit is required. Homer City Code requires the project meet all code requirements prior to the issuance of a permit.

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

Applicant: See attached sheet of goals from the 2008 Comprehensive Plan and Homer Non-Motorized Transportation and Trails Plan.

Staff comment: Chapter 4, Land Use Goal 1 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."

Finding 9: The proposal is not contrary to the applicable land use goals and objectives of the Comprehensive Plan. The creation of the parking lot does not contribute to higher density in the area.

j. The proposal will comply with all applicable provisions of the Community Design Manual.

Staff: The outdoor lighting section of the Community Design Manual (CDM) applies to this project. No lighting has been proposed. If lighting is added in the future, it must meet the requirements of the CDM.

Finding 10: Any outdoor lighting shall comply with the Community Design Manual.

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.** Applicant: Yes. Alders along Roger's Loop will be retained for screening.
2. **Fences, walls and screening.**
3. **Surfacing of vehicular ways and parking areas.** Applicant: Gravel on bus pull through.
4. **Street and road dedications and improvements (or bonds).**
5. **Control of points of vehicular ingress and egress.**
6. **Special restrictions on signs.**
7. **Landscaping.**
8. **Maintenance of the grounds, buildings, or structures.**
9. **Control of noise, vibration, odors, lighting or other similar nuisances.**
10. **Limitation of time for certain activities.**
11. **A time period within which the proposed use shall be developed and commence operation.**
12. **A limit on total duration of use or on the term of the permit, or both.**
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.

Finding 11: Special conditions 1-7 are deemed necessary.

Conditions:

1. This CUP shall remain valid as long at there is an active memorandum of agreement in place between the land owner and the Kachemak Nordic Ski Club. If the memorandum lapses for more than one year, this CUP will extinguish, and use of the area as a parking lot must cease.
2. State DOT driveway permits shall be acquired prior to the issuance of a zoning permit for parking lot construction.
3. After the dirt work is completed in the spring, the area shall be seeded with grass seed.
4. Signage visible from the right of way other than parking lot entrance and exit signs shall be limited to four square feet.
5. The mature stand of alders between the road and the parking lot shall remain to the maximum extent possible.
6. The parking area approved by this conditional use permit shall not exceed a finished parking pad area of 200 feet by 140 feet.
7. A zoning permit is required and the applicant shall meet all city codes adopted at the time of the application.

PUBLIC WORKS COMMENTS: No comments or concerns.

FIRE DEPARTMENT COMMENTS: Fire Chief Painter did not have any concerns.

STAFF COMMENTS/RECOMMENDATIONS:

Planning Commission approve CUP 10-09 with findings 1-11 and conditions 1-5.

Note: Approval of a Conditional Use Permit requires five yes votes

ATTACHMENTS

1. Application
2. Vicinity Map

City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-3106
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

Applicant

Name: KACHEMAK NORDIC SKI CLUB Telephone No.: 907-235-6018

Address: BOX 414, HOMER, AK. 99603 Email: _____

Property Owner (if different than the applicant):

Name: LAWRENCE ROGERS Telephone No.: _____

Address: PO. BOX 849, HOMER, AK. 99603 Email: _____

PROPERTY INFORMATION:

Address: _____ Lot Size: _____ acres KPB Tax ID # 17316023

Legal Description of Property: T65 R14W SEC. 14 SEWARD MERIDIAN HM PTN OF SW 1/4 LYING NORTH OF ROGERS LOOP FORMERLY OLD STERLING HWY)

For staff use:

Date: 11/12/10 Fee submittal: Amount $200.00

Received by: [signature] Date application accepted as complete 11/12/10

Planning Commission Public Hearing Date: 12/03/10

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	OSR	BCWPD
Level 1 Site Plan	x	x										
Level 1 ROW Access Plan	x	x							x		x	
Level 1 Site Development Requirements												
Level 1 Lighting				x	x	x	x	x	x	x		
Level 2 Site Plan				x	x		x	x		x		
Level 2 ROW Access Plan			x	x	x		x	x		x		
Level 2 Site Development Requirements				x	x	x	x	x	x	x		
Level 3 ROW Access Plan						x						
DAP/SWP questionnaire							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.

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: WILL APPLY TO DOT.

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)? VACANT PROPERTY THAT WAS LOGGED DURING THE SPRUCE BARK BEETLE EPIDEMIC ADJACENT TO ROGERS LOOP TRAILHEAD FOR SUMMER AND WINTER TRAILS, ADJACENT TO HOMER DEMONSTRATION FOREST. BEST ACCESS TO CITY OF HOMER DIAMOND CREEK PARCEL. NO BUILDINGS ON THE PROPERTY.

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). KNSC PROPOSES TO CREATE A 1/2-3/4 ACRE PARKING LOT FOR RECREATIONAL SUMMER & WINTER TRAIL USERS, SKIERS HIKERS AND SCHOOL GROUPS CURRENTLY HAVE TO PARK ON THE ROADSIDE, A DANGEROUS SITUATION. PARKING FOR 20-24 CARS A PULL THROUGH & PARKING FOR 2-4 BUSES. A LOAD & UNLOAD ZONE FOR BUSES ADJACENT TO TRAIL ACCESS, I.E. HOMER HIGH SCHOOL

CONDITIONAL USE INFORMATION: (Please use additional sheet(s), if necessary)

a. What code citation authorizes each proposed use and structure by conditional use permit? 21.12.030 (P) outdoor recreational facility

b. Describe how the proposed uses(s) and structures(s) are compatible with the purpose of the zoning district. PROVIDES SAFE PARKING + ACCESS TO CITY AND STATE PROPERTY DESIGNATED FOR REC + EDUCATIONAL USE.

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

d. How is your proposal compatible with existing uses of the surrounding land? LAND ADJACENT IS NOT DEVELOPED PRIVATE PROP., HOMER DEMONSTRATION FOREST RECATED A 3 LOT SUBDIVISION IS ON OPPOSITE SIDE OF SECTION LINE.

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? A SMALL (3/4 ACRE) PARKING LOT WITH VEGETATION SCREENING FROM ROADWAY, ONLY TWO HOUSES NEARBY WITH VEGETATION SCREENING. WILL CREATE A SAFER TRAFFIC WITH OFF ROAD PARKING.

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 2006 Town Center Plan: _http://clerk.ci.homer.ak.us/tcdplan.pdf
The 1999 Comprehensive Plan:
http://planning.ci.homer.ak.us/PLANNINGWEBPAGES/DefaultLinks/Complan99.pdf
SEE ATTACHED SHEET

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. GRAVEL ON BUS PULL THROUGH
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 smoke, odors, gases, particulate matters, noise, vibration, 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.
15. Y/N Control of smoke, odors, gases, particulate matters, noise, vibration, heat, glare, water and solid waste pollution, dangerous materials, material and equipment storage, or other similar nuisances.

SAME AS 10-14

16. Y/N Time for certain activities.
17. Y/N A time period within which the proposed use shall be developed.
18. Y/N A limit on total duration of use.
19. Y/N Special dimensional requirements such as lot area, setbacks, building height.
20. Y/N Other conditions deemed necessary to protect the interest of the community.

PARKING

1. How many parking spaces are required for your development? 24
   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? 24
3. Are you requesting any reductions? No

X Include a site plan, drawn to a scale of not less than 1" = 20' which shows allow 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: David Brown KMSC Date:

Property Owner's signature: Date:

November 9, 2010

As the owner of parcel 17316023, with physical location 4500 Rogers Loop, I give permission for the Kachemak Nordic Ski Club to construct a parking area on my property for winter use only. The parking area may include construction of two driveways (one to enter and one to exit the area.) The parking area will be leveled and vegetation removed if necessary. No significant trees are in the area of the parking lot. It will have room for approximately 24 cars and a bus loop. The area impacted will be less than 2 acres, between Rogers Loop Road and the Homer Demonstration Forest, adjacent to the section line. I give permission for a portable outhouse to be located on the edge of the parking area. If needed, gravel and fill may be added to make the driveways usable in winter. The Kachemak Nordic Ski Club may apply for a conditional use permit for this area to be used for a trailhead and parking. This is to be considered a temporary winter parking solution. Permission will be given on a year-by-year basis to the KNSC to use this area.

Sincerely,

Lawrence Rogers
PO Box 849
Homer, AK 99603

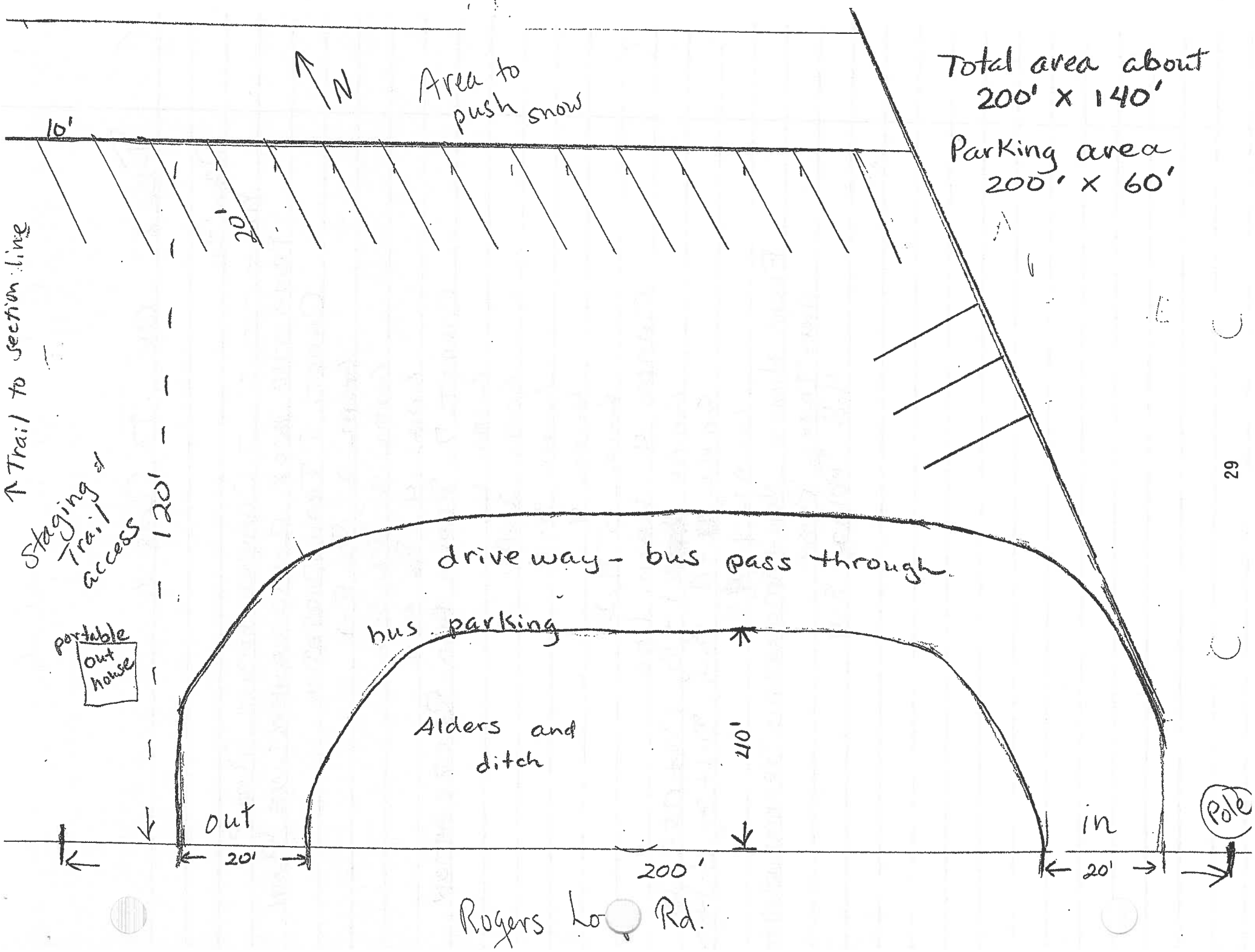
Legal Description:
T 65 R 14W SEC 14 Seward Meridian HM PTN OF SW1/4 LYING NORTH OF ROGERS LOOP (FORMERLY OLD STERLING HWY)

RECEIVED
NOV 12 2010
PLANNING/ZONING

November 9, 2010

Special Uses Permit
Narrative for Rogers Loop Trailhead and Parking

1. Lawrence Rogers undeveloped property is to the East and was logged of beetle killed spruce and is vacant.
2. The Homer Demonstration Forest, DNR land, is used for recreational trails summer and winter. It is used for school field trips, as a USDA soil-temperature monitoring site, snow survey site, arboretum interpretive nature trail, and wildlife observation.
3. Arndt/Evans Subdivision is to the West has two private dwellings and one vacant lot adjacent to the section line.
4. The Lawrence Rogers home site parcel is across the road and parking will not be visible from this house.
5. KPB land is nearby, north of the Arndt/Evans property, but not adjacent.
6. Raven Ridge Subdivision is adjacent to the East of the parcel, but will not be adjacent to the parking area.


N
Area to push snow
Total area about 200' x 140'
Parking area 200' x 60'
10'
20'
Trail to section line
Staging & Trail access
120'
driveway - bus pass through
bus parking
portable out house
Alders and ditch
140'
out
in
Pole
20'
200'
20'
Rogers Loop Rd.

Pg 2 OK TO COPY

Pg 3

h. - - - - - - COMPREHENSIVE PLAN?

FROM THE 2008 COMPREHENSIVE PLAN

CHAPT. 5 TRANSPORTATION

GOAL 2, Pg 5-1

GOAL 3 Pg 5-2

GOAL 4 Pg 5-2

CHAPT. 7 PARKS AND RECREATION

GOAL 1

GOAL 2-A

GOAL 3-A

GOAL 4

GOAL 5 A, B

CHAPT. 4 LAND USE

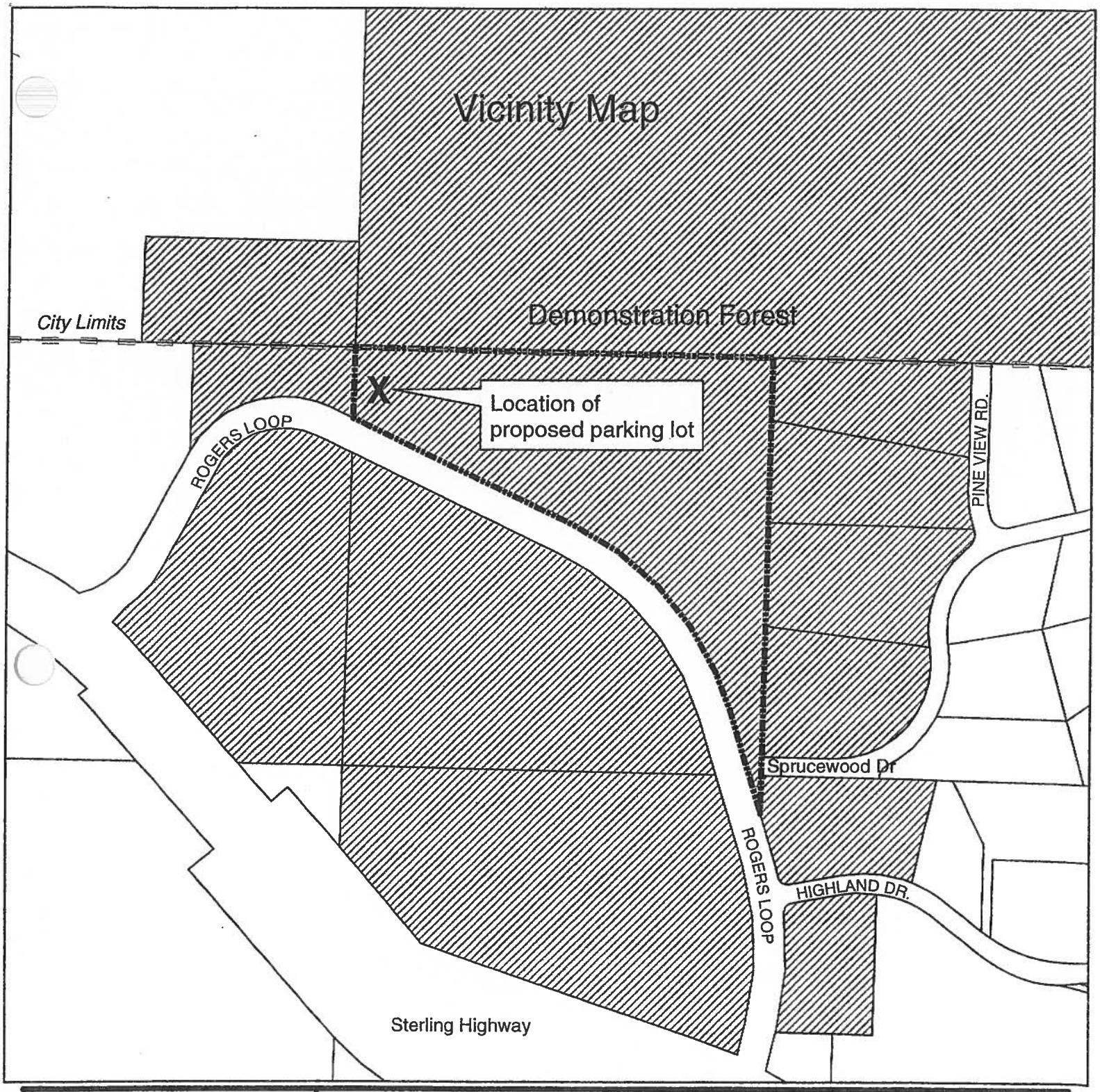
GOAL 1-, B, C.O + OSR, D

GOAL 2-A, B-4, D-1+2, E-1+2

GOAL 4-A-7

FROM HOMER NON-MOTORIZED TRANSPORTATIO AND TRAIL PLAN

4.8 POLICY 8.4



City of Homer
Planning and Zoning Department
November 16, 2010

Request for a Conditional Use Permit at 4500 Roger's Loop for an outdoor recreational facility; parking lot for ski trails

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

0 150 300 600 900 Feet

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

City of Homer
Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

STAFF REPORT PL 10-105

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: November 3, 2010

SUBJECT: Proposed Sign code changes

At the August 4th HAPC work session the Commission directed staff to research and present amendments to the existing sign code. Staff focused on lots with multiple buildings both in town and on the Spit and compared measurements of approximately fifty buildings and their signs. This staff report begins with some background on the current sign code and includes excerpts from staff reports presented at the Sept. 15, 2010, October 6, 2 010 and October 20, 2010 HAPC meetings:

A. Background on how the current sign code affects lots with multiple buildings.
B. Principal Building definition.
C. Amount of signage allowed per principal building.
D. Visual examples of small buildings and their sign area.
E. Freestanding signs (Anchored in the ground and independent from the buildings(s)).
F. Temporary signs (Not permanently mounted)
G. Measuring two-sided signs
H. Compliance

REQUESTED ACTION: Review, modify as needed, and send to public hearing. (If the Commission wants these changes to be effective for the 2011 summer season, this draft ordinance needs to be moved to public hearing.)

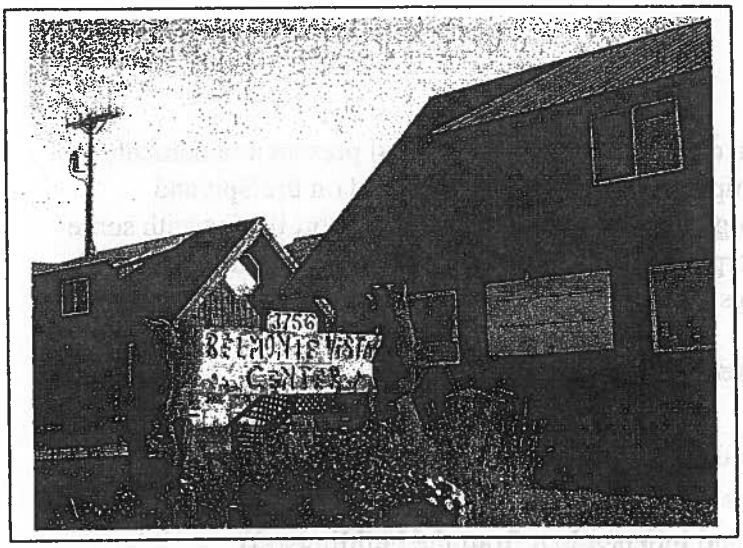
The proposed amendments makes sign size compatible and in scale with multiple small buildings on the Spit by:

1. Changing the amount of signs allowed FROM being based on a ~~lot~~ TO being based on a **principal building(s)**. HCC 21.60.060 Table 2 Part B. Line 44-45.
2. Adding a row to Table 2 for small buildings. Line 51-53.
3. Establishing the maximum size of a building complex sign. Line 58.

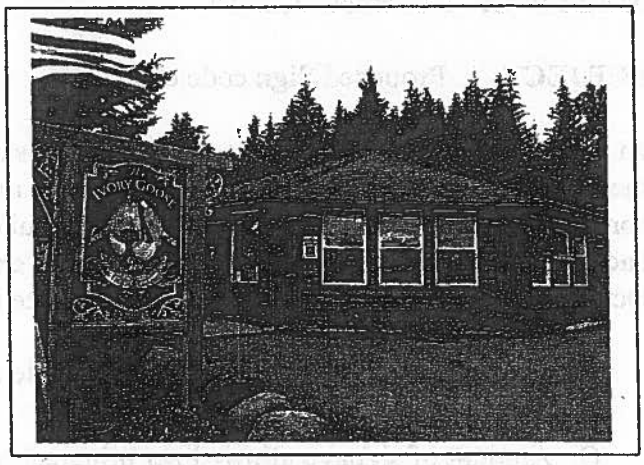
A. Background on how the current sign code affects lots with multiple buildings.

Currently, the amount of signage is based on a lot and by the amount of wall frontage. The more wall frontage a building has the more signage allowed. For example, Safeway is allowed the maximum of 150 square feet in signage, while small buildings are allowed 50 square feet of signage. So far straightforward, one business per lot. HCC 21.60.060 Table 2 Part B.

Belmonte Vista, The Yurt Village and Ivory Goose on Pioneer Avenue, have multiple buildings on one lot. Currently each lot is allowed a maximum of 150 square feet of signage plus a freestanding sign per HCC 21.60.060 Table 2 Part B. Dividing the 150 square feet of signage amongst these units seems workable and provides sufficient and legible signage.

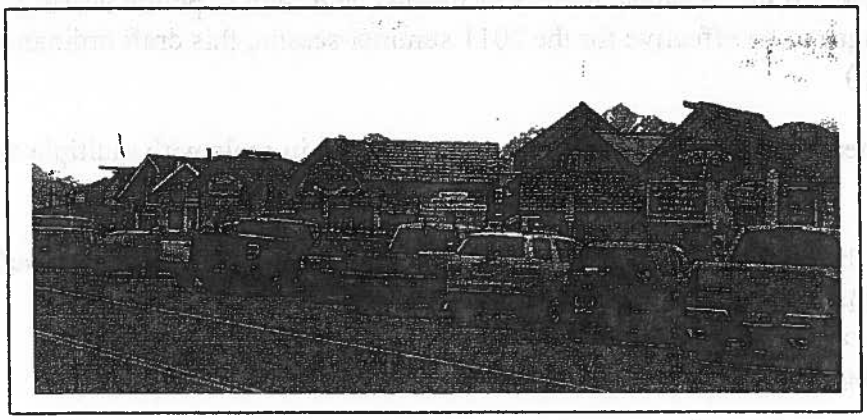


Belmonte Vista with four buildings and a freestanding sign.



Ivory Goose on Pioneer Avenue, four buildings.

However, as the number of buildings increase the amount of signage remains at 150 square feet (per lot). Dividing 150 sf between twelve buildings provides 12.5 sf of signage per building.



Multiple buildings on one foundation, Cannery Row Boardwalk.

B. Staff explored amending the sign code to base the amount of signage on a "principal building".

From HCC 21.60.060(c) Table 2 Part B:

Square feet of wall frontage	Maximum allowed sign area per ~~lot~~ **principal building**.

Homer's Sign Code HCC 21.60.040 defines "Principal building" as "The building in which is conducted the principal use of the lot on which it is located. Lots with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other accessory structures shall not be considered principal buildings." This existing definition accommodates multiple principal buildings, while excluding storage and accessory structures.

C. Amount of signage per "principal building."

Staff compared the existing per lot code with the proposed per principal building(s) concept. At Belmonte Vista, and the Ivory Goose each building would be allowed 50 square feet per building, for a total of 200 square feet. The Yurt Village would be allowed 50 square feet per building, for a total of 400 square feet.

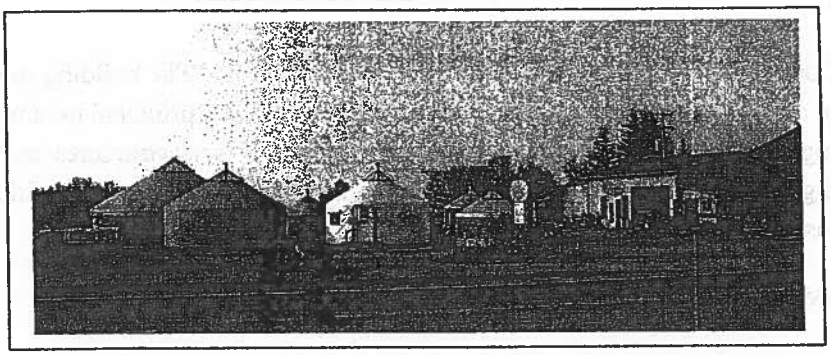
As the number of "principal buildings" increase the amount of signage increases. Since signage is proportional, staff considered adding a row to Table 2 to accommodate the small buildings. Proposed amendment HCC 21.60.060 Table 2 Part B:

Square feet of wall frontage	Maximum allowed sign area per ~~lot~~ **principal building.**
~~750 s.f. and over~~	~~150 s.f.~~
650 to 749	130 s.f.
~~550 to 649~~	~~110 s.f.~~
450 to 549	90 s.f.
~~350 to 449~~	~~70 s.f.~~
~~**0 to 349 (existing)**~~	~~**50 s.f.**~~
~~With wall frontage and sign sf adjusted~~	
200 to 349	**50 sf**
~~50 to 199~~	~~30 s.f.~~

Approximately half of the small Spit buildings have less than 200 square feet of wall frontage, likewise the Yurt Village. Therefore, staff considered a more proportional arrangement: adding a row to Table 2 "50 to 199 square feet of wall frontage" to allow "30 square feet of signage", progressing to " 200 to 349 of wall frontage" to allow "50 square feet of signage".

Note: Starting with 50 sf of wall frontage requires a minimum to be considered a "principal building."

Below: The Yurt Village has eight (8) permitted principal buildings. The current code allows a maximum of 150 sf of signage for the entire lot, which is workable. Based on the proposed amendment 400 sf of signage would be allowed.



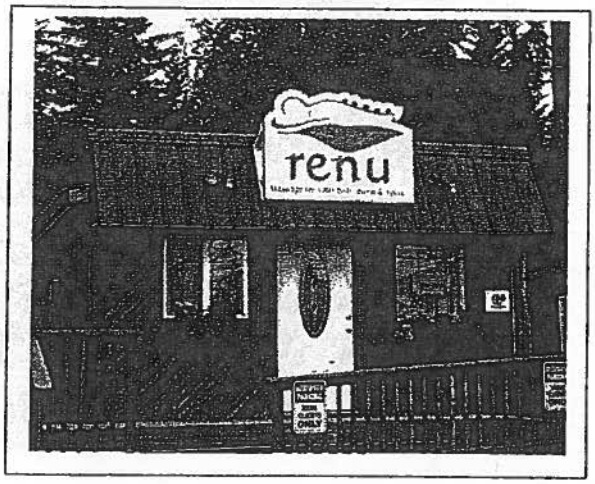
This grid shows the affects of the proposed amendments on lots with multiple small buildings. As the number of buildings increase, so does the signage. Consideration should be given to making the proposed amendments effective for only the Marine Commercial (MC) and Marine Industrial (MI) districts. If so, this amendment would affect eight (8) Spit parcels with multiple buildings.

	Belmonte Vista	**Ivory Goose lot**	**The Yurt Village**	**Central Charters BW**	**Harborview Board walk**	**Cannery Row**
Number of principal buildings	4	3	8	5	6	12
Zoning district	CBD	CBD	CBD	MC	MC	MC
Amount of signs allowed with the current code.	150 sf	150 sf	150 sf	150 sf	150 sf	150 sf
Proposed: Amount of signs based on Principal Building(s) and small (50 to 199) buildings.	160 sf	160 sf	400 sf	490 sf	260 sf	480 sf

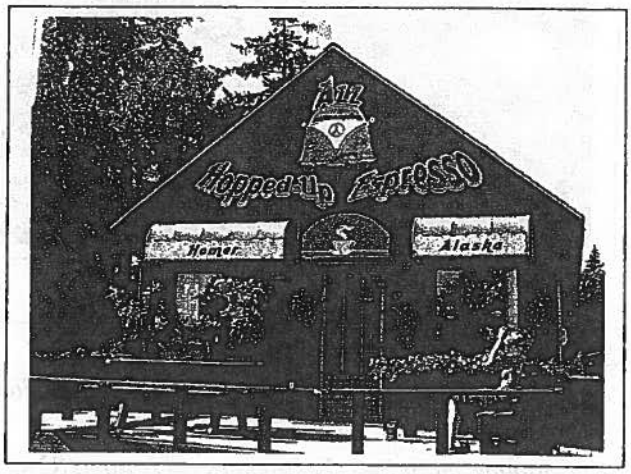
Rationale for making the Table 2 effective for the MC and MI districts only are:

- In town signage is working on sites with multiple buildings.
- 10+ buildings on one lot is UNIQUE to the Spit.
- Sign codes vary between zoning districts. For example: Homer's Residential Office district allows 50 sf of signage IF the business is along East End Road, Bartlett, Hohe, and Pennock, HCC 21.60.060(c) Table 2 Part B (e).
- The proposed amendments address the MAIN issue on the Spit.
- Small, baby steps rather than city wide.

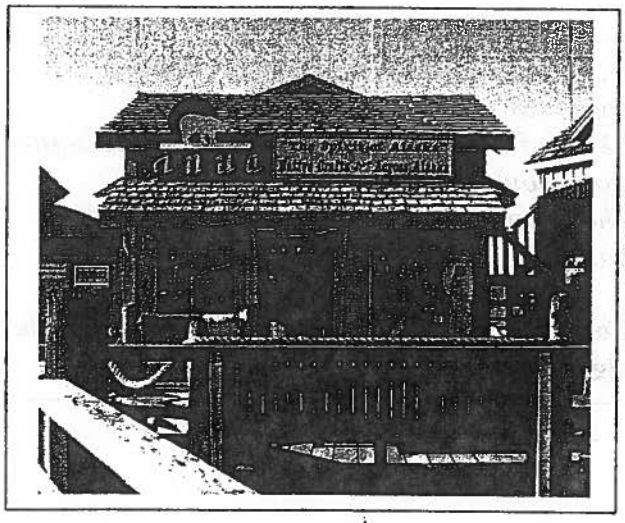
D. The photos might help grasp the wall frontage to sign area concept.



As proposed, the Renu building would be allowed 30 sf of signage. Currently 12 sf is displayed. Complies.



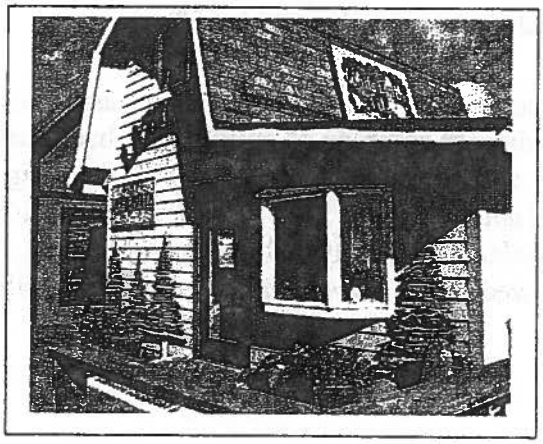
As proposed, All Hopped Up Espresso would be allowed 50 sf of signage. Currently 45 sf is displayed. Complies.

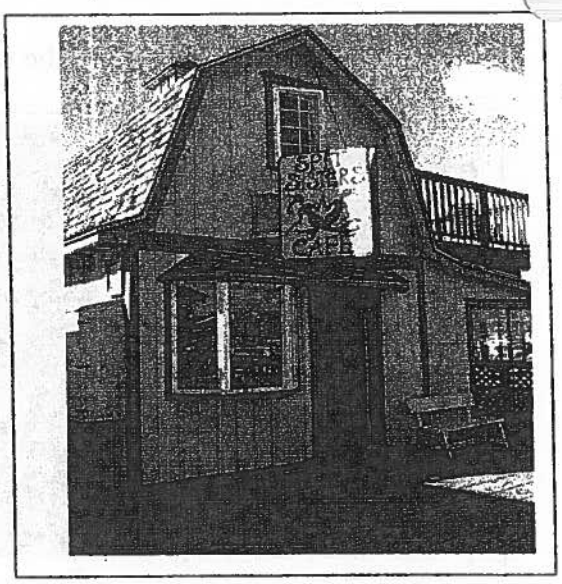


The Inua Gift Shop has less than 200 sf of wall frontage. As proposed the The Inua Gift Shop would be allowed 30 sf of signs. The Inua Gift Shop has approximately 30 sf of signs.

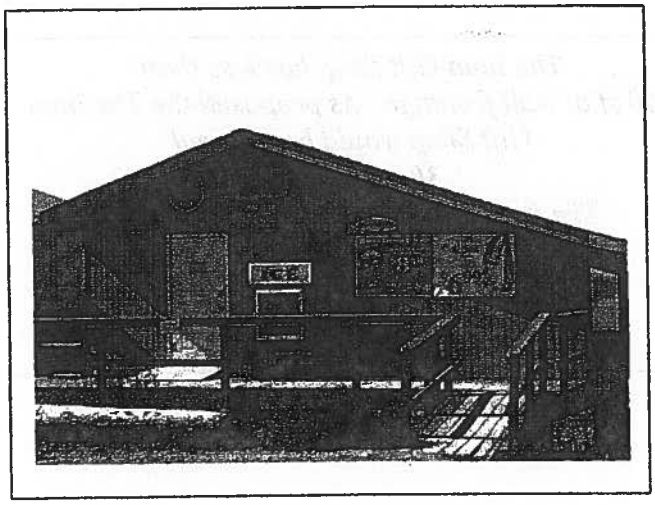
Complies with the proposed amendments.

White Earth Tile has less than 220 sf of wall frontage. As proposed the White Earth Tile would be allowed 50 sf of signs. The building has approximately 42 +- sf of signage (including deck sign).





Spit Sisters has 226+- wall frontage.
As proposed the Spit Sisters buildings would be allowed 50 sf of signs.
The signage including the banners adds up to 82 sf.
To comply, Spit Sisters would have to reduce signage to 50 sf.



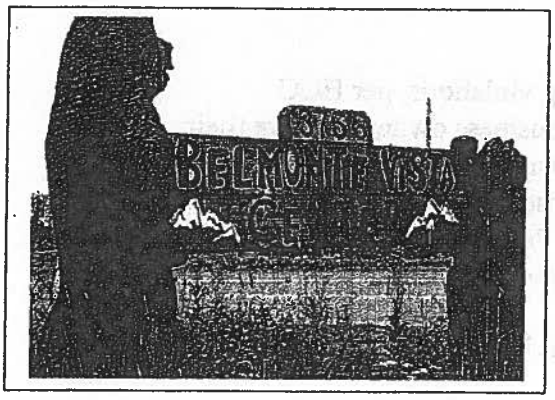
The liquor store on the Central Charters boardwalk has approximately 225 sf of wall frontage. As proposed the liquor store would be allowed 50 sf of signage.
The liquor store has 72 sf of signs (including banners on side wall).

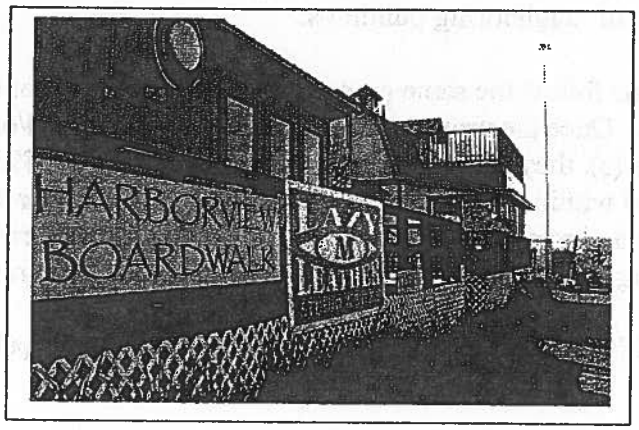
To comply, the liquor store would have to reduce signage to 50 sf.

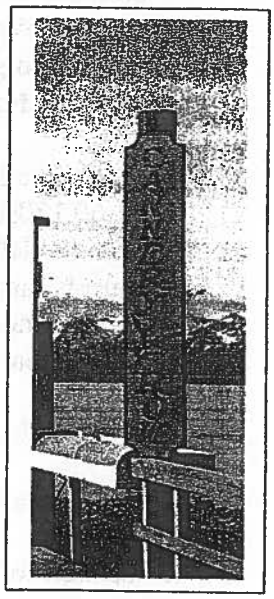
E. *Building complex* signs. (Line 58).

Parcels with multiple independent businesses are allowed additional signage to identify the building or complex of buildings. These *building complex* signs may be freestanding or mounted on a wall. Currently, the size of the *building complex* sign is based on 20% of the signs covered by Table 2 Part B. This 20% is in additional signage IF the sign is used to promote the *building complex*. Currently Belmonte Vista, Harborview Boardwalk and Cannery Row have and are allowed one *building complex* sign to identify their boardwalk, maximum of 30 sf.

As the amount of signage increases to accommidate multiple buildings, so does the sign area for *building complex* signs. Rather than a percentage, staff recommends setting the maximum "building complex" sign size at 30 sf. Thirty square feet is based on the existing code, 20% of 150 square feet equals 30 square feet. Without this amendment a parcel like Cannery Row would be allowed a *building complex* sign of 96 sf. Setting a maximum sign size for *building complex* signs is straight forward and easily to understand, regardless of the number of buildings on the lot.







Therefore, staff recommends amending HCC 21.60.060(c) Table 2 Part B (Line 54). "In all districts covered by Table 2 Part B, on any lot with multiple principal buildings or with multiple independent businesses or occupancies in one or more buildings, the total allowed sign area may be increased beyond the maximum allowed signage as shown in Table 2 Part B, by ~~20%~~ **thirty square feet.** This additional sign area can only be used to promote or identify the building or complex of buildings."

F. Temporary Signs: Portable, A-frame, sandwich boards. City wide. (Line 74-75)

The draft ordinance allows temporary-portable signs to be displayed only when the business is open. Temporary-portable signs are effective for businesses during operating hours, but add visual clutter especially when the business is not open.

HCC 21.60.130(d) **Hours. Temporary signs shall be displayed only during the hours the business is open.**

G. Measuring two-sided signs, HCC 21.60.050(b)

When measuring the sign area on a two-sided sign, one measures "the sign face visible from any one point."

H. Compliance

None of the Spit boardwalks comply with the existing code which allows 150 sf of sign per **lot.** For example: dividing 150 sf into 12 or more buildings, each building is allowed 12.5 sf of signs. The property owner is responsible for compliance; however this is layered when the property owner, the building owner and the business owner are different people. In addition, the amount of signage one business can have is **dependent** on the amount of signage already on the lot. Basing sign standards on "per principal building" allows each building to comply **independent of** neighboring buildings.

Sign violations follow the same procedures and timeline as zoning violations, per HCC 21.60.170(b). Once the property owner, building owners and/or business owners receive their certified letter(s), they then have 30 days to comply or file a $250 appeal. Appeals to the HAPC must be heard within 60 days, HCC 21.93.100.....the summer season is over. HCC 21.60.170(b) Enforcement and remedies directs us to "conviction by a court." Prior to moving this ordinance to public hearing the Planning staff will ask the city attorney to review HCC 21.60.170 Enforcement.

STAFF RECOMMENDATION: Review, modify as needed, and send to public hearing.

The draft ordinance:

1. Changes to Table 2 Part B are effective for Marine Commercial and Marine Industrial districts only.
2. Allocates signs by "principal building." (Line 44-45, Table 2 Part B)
3. Adds a row to Table 2 Part B "50 to 199" square feet of wall frontage to allow "30 square feet" of sign area. (Line 52-53)
4. Change HCC 21.60.060 (c) Table 2 Part B so that the maximum size of a building complex sign is by ~~**20%**~~ **thirty square feet.** (Line 58)
5. Restricts temporary portable signs to the hours the business is open. City wide. (Line 74-75).

Att: Draft ordinance

CITY OF HOMER, ALASKA

City Manager/Planning

AN ORDINANCE OF THE CITY OF HOMER CITY COUNCIL TO AMEND HOMER CITY CODE 21.60.060 TABLE 2 PART B MAXIMUM TOTAL SIGN AREA AND AMEND HCC 21.60.130 TO RESTRICT THE DISPLAY OF TEMPORARY SIGNS DURING HOURS THE BUSINES IS OPEN AND AMEND 21.60.170 ENFORCEMENT AND REMEDIES TO ALLOW FINES TO BE ASSESSED ADMINISTRATIVELY.

WHEREAS, Minimizing the visual sign clutter of excess signs prevents unsafe conditions and contributes to the identity of the Spit and cultivates pride; and

WHEREAS, Currently the sign code allocates sign area per lot; and

WHEREAS, Sign size needs to be compatible and in scale with multiple small principal buildings on one lot; and

WHEREAS, Restricting the display of portable temporary signs to when the business is open will help reduce visual sign clutter; and

WHEREAS, Enforcement and fines for violations of the sign code should be handled administratively per HCC 21.90.080.

WHEREAS, The Homer Advisory Planning Commission held a public hearing on this matter on _____.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code Title 21 Zoning and Planning, 21.60.060 Table 2 Part B Sign Code Maximum Total Sign Area is hereby amended as follows:

DRAFT

Table 2 Part B (need to clarify city wide or MC and MI districts only)

In all other districts not described in Table 2 Part A, the maximum combined total area of all signs, in square feet, except incidental, building marker, and flags, shall not exceed the following:

Square feet of wall frontage (c):	Maximum allowed sign area per ~~lot~~ **principal building(s)**
750 s.f. and over	150 s.f.
650 to 749	130 s.f.
550 to 649	110 s.f.
450 to 549	90 s.f.
350 to 449	70 s.f.
~~0 to 349~~	~~50 s.f.~~
200 to 349	**50 s.f.**
50 to 199	**30 s.f.**

In all districts covered by Table 2 Part B, on any lot with multiple principal buildings or with multiple independent businesses or occupancies in one or more buildings, the total allowed sign area may be increased beyond the maximum allowed signage as shown in Table 2 Part B, by ~~20%~~ **thirty square feet**. This additional sign area can only be used to promote or identify the building or complex of buildings.

Section 2. Homer City Code Title 21 Zoning and Planning 21.60.130 Temporary signs-Private property is amended to read as follows:

21.60.130 Temporary signs-Private property. Temporary signs on private property shall be allowed subject to the following requirements:

a. Term. A temporary sign shall not be displayed for more than 14 days in any 90-day period, except a sign offering for sale or lease the lot on which the sign is located, which is allowed as long as the property is for sale or lease.

b. Number. Only one temporary sign per lot is allowed.

c. Unless a smaller size is required by another provision of this title, the maximum size of a temporary sign is restricted to 16 square feet. (Ord. 08-29, 2008).

d. Hours. Temporary sSigns shall be displayed only during the hours the business is open. (City wide)

Section 3. Homer City Code Title 21 Zoning and Planning 21.60.170 Enforcement and remedies is amended to read as follows:

21.60.170 Enforcement and remedies. a. Any violation or attempted violation of this chapter or of any condition or requirement adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by injunction or other appropriate proceedings pursuant to law.

b. A violation of this chapter shall be considered a violation of the zoning code of the City, subject prosecution and, upon conviction, subject to fines pursuant to HCC § 21.90.80~~100~~.

Section 4. This Ordinance is of a permanent and general character and shall be included in the City Code.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this _____ day of _____, 2009.

CITY OF HOMER

_____
JAMES C. HORNADAY, MAYOR

ATTEST:

_____
JO L. JOHNSON, CMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

REF

Reviewed and Approved as to form and content:

_____

Walt E. Wrede, City Manager

_____

Thomas F. Klinkner, City Attorney

Date: _____

DRAFT

City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone (907) 235-8121
Fax (907) 235-3118
E-mail Planning@ci.homer.ak.us
Web Site www.ci.homer.ak.us

STAFF REPORT PL 10-113

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Dotti Harness-Foster, Planning Technician
MEETING: December 1, 2010
SUBJECT: Storage in UR, RR, RO & Nonconforming (Outdoor Storage)

Introduction

In the City's efforts to meet the intention of residential zoning districts, the City has found that enforcing excessive outdoor storage is problematic. If complaints are a gauge to what is *not acceptable*, it is parcels that have more than **six** vehicles and that have the appearance of a "continual garage sale." Currently, Homer City Code burdens the City with proving that items stored outside are "incidental to the residential use" and to demonstrate that a vehicle is "inoperable." This draft ordinance eliminates these subjective determinations.

Purpose of the residential districts

The purpose of the residential districts is to provide a sound environment and the preserve and enhance the residential qualities.

Staff interprets that *excessive* outdoor storage *does not* provide a sound environment or preserve and enhance the residential qualities of the neighborhood.

Applicable Comprehensive Plan Goals for residential districts: Chapter 4, Land Use

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

Draft ordinance

This draft ordinance also eliminates the subjective determination of "orderly manner" and "incidental to residential use" and "operable" vehicle by setting a maximum area for outdoor stage.

Based on work sessions conversations staff has increased the area for outdoor storage coverage to a maximum of 1,500 square feet. The maximum of 1,500 square feet provides for what some people consider "typical Homer storage:"

- 400 sf for two vehicles (Snowbirds may need to store two vehicles for eight months, or 240 days)
- 300 sf for one Recreational Vehicle
- 360 sf for one boat (boats less than 36 ft in length)
- 200 sf for one work truck
- 200 misc. storage
  1,460 total coverage

Line 41. Let's assume that the average single-family residence has an approximate footprint of 1,500 sf. When the outdoor storage area exceeds 1,500 sf the "principal residential use" of the property is questionable and overtaken by outdoor storage. [i]

Line 44. Outdoor storage "as an accessory use incidental to residential use…" Incidental use begins to conflict with the purpose of both residential and business districts when it dominates the use of the property. If "incidental" is one that is "minor in relation to the primary use" then 1,500 sf seems a Homer typical benchmark.[i]

Line 46-47. Staff recommends eliminating references to ownership of commercial fishing gear. Proving ownership of fishing gear is burdensome and the line between commercial and noncommercial boats is thin.

The work session conversation also explored amending the ordinance to include the Central Business District (CBD). Currently, storage in the CBD in limited to "enclosed buildings" per HCC 21.18.020(k)(v) and HCC 21.18.030(i). Extending this draft ordinance into CBD would conflict with the above code citations and the Community Design Manual. Therefore, staff does not recommend extending the draft ordinance into the CBD.

Other communities

As foreclosures increase, some communities have adopted the International Property Maintenance Code which "governs the minimum conditions and the responsibilities of persons for maintenance of structures." In particular, the 2003 IPMC does not allow the storage of inoperative or unlicensed motor vehicles (IPMC 302.8). Properties shall be free from any accumulation of rubbish or garbage (IPMC 307.1).

Juneau — *Junkyard* means a lot or portion thereof, where junk is bought, sold, exchanged, scrapped, baled, cleaned, packed, disassembled, handled or stored. The term "junkyard" also includes auto-wrecking yards, house-wrecking yards, used-lumber yards, and **any storage of junk occupying more than 200 square feet** outside an enclosed building. JCC 49.80.

Portland — Disabled vehicles. No storage of a disabled vehicles **for more than 7 days unless the vehicle is enclosed within a legally permitted building** or unless it is stored by a

licensed business enterprise dealing in junked vehicles lawfully conducted within the City. PCC 29.20.010 Outdoor Maintenance Requirements.

Remove unless specifically authorized by ordinance to do otherwise:

1. Accumulations of wood pallets.
2. All firewood that is not stacked and useable.
3. Accumulations of vehicle parts or tires.
4. All construction materials except those that are stored in a manner to protect their utility and prevent deterioration…
5. All appliances or appliance parts except for storage of appliances that are reasonably expected to be used at the site and are stored in a manner to protect their utility and prevent deterioration.
6. All indoor furniture except that which is stored in a manner to protect its utility and prevent deterioration and is reasonably expected to be used at the property.
7. All recycling materials except for reasonable accumulations (amounts consistent with a policy of regular removal) that are stored in a well-maintained manner.

Anchorage

In 2004 Dykstr v. Municipality of Anchorage a Supreme Court case affirmed that car storage does not meet the purpose of residential district (R-3 Multi-family). The brief notes that "two-and three-car families are commonplace." "Uncommon extremes" violate the "accessory use customarily incidental to a residential neighborhood."[i]

Junk means any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or combination of materials or items, including junk vehicles as defined in Section 15.20.010. Also included are machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further alteration and reconditioning, be used for their original purpose. ACC 21.35 Definitions.

Junk vehicle means a vehicle that:

1. Is not currently registered….
2. Is stripped, wrecked or otherwise inoperable due to mechanical failure;
3. Has not been repaired because of mechanical difficulties or because the cost of repairs required to make it operable exceeds the fair market value of the vehicle; or
4. Is in a condition which exhibits more than one of the following elements:
    a. Broken glass;
    b. Missing wheels or tires;
    c. Missing body panels or parts; or
    d. Missing drive train parts

STAFF RECOMMENDS discuss changes presented by staff, amend if so desired and send to public hearing:

Line 43-44 Amend the draft ordinance to allow private outdoor storage in safe and orderly manners occupying an area not **exceeding 1,500 square feet.**

Line 46. Eliminate reference to ownership of commercial fishing gear. **commercial fishing ~~gear owned by an occupant who is permitted to engage in commercial fishing under federal or state law.~~**

Line 48. Increase the number of **stored** vehicles from **two to five vehicles** and allow storage for upto 240 consecutive days. **not more than ~~two~~ five stored motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least ~~30~~ 240 consecutive days.**

Line 70-157 Clarify that the amendments represent all the residential zoning districts.

Attached: Draft ordinance

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[i] Dykstra v. Municipality of Anchorage (2004) http://touchngo.com/sp/html/sp-5766.htm

CITY OF HOMER
HOMER, ALASKA

Planning

ORDINANCE 10-

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND STRUCTURES; HOMER CITY CODE 21.14.020, PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.16.020, PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.61.060, TERMINATION OF NONCONFORMING USE OR STRUCTURE; REGARDING THE ACCESSORY USE OF STORAGE IN RESIDENTIAL ZONING DISTRICTS.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.12.020, Permitted uses and structures, is amended to read as follows:

21.12.020 Permitted uses and structures. The following uses are permitted outright in the rural residential district:

a. Single family dwelling.
b. Duplex dwelling.
c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2).
d. Public parks and playgrounds;
e. Rooming house and bed and breakfast;
f. Home occupations, provided they conform to the requirements of HCC § 21.51.010;
g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses provided that:
1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within one hundred feet of any residence other than the dwelling on the same lot,
2. No retail or wholesale business sales office is maintained on the premises;
h. Private stables;
i. Private floatplane tie-down as an accessory use incidental to residential use;
~~j. Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to residential use;~~
k. As an accessory use ~~incidental~~ to **a principal** residential use, the private outdoor storage ~~of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle~~ in a safe and orderly manner **occupying an area not exceeding 400**

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

1500 square feet, and separated by at least five feet from any property line, **of any of the following:** ~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

1. commercial fishing ~~**gear owned by an occupant who is permitted to engage in commercial fishing under federal or state law.**~~

2. not more than ~~**two**~~ **five stored motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least** ~~**30**~~ **240 consecutive days.**

3. noncommercial equipment, including noncommercial boats, owned by an occupant, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

k. As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;

l. Other customary accessory uses incidental to any of the permitted uses lists in the RR district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.

m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;

n. Mobile homes, subject to the requirements of HCC § 21.54.060.

o. Day care homes; provided, however, that outdoor play areas must be fenced.

p. Recreational vehicles, subject to the requirements of HCC § 21.54.320.

q. Open space, but not including outdoor recreational facilities described in HCC § 21.12.030.

r. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 2. Homer City Code 21.14.020, Permitted uses and structures, is amended to read as follows:

21.14.020 Permitted uses and structures. The following uses are permitted outright in the urban residential district:

a. Single-family dwelling, excluding mobile home.

b. Duplex dwelling, excluding mobile home.

c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile home.

d. Public parks and playgrounds;

e. Home occupations, provided they conform to the requirements of HCC § 21.51.010

f. Rooming house and bed and breakfast;

g. Private floatplane tie-up facility as an accessory use incidentally to residential use;

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

~~h. As an accessory use incidental to residential use, storage of personal commercial fishing gear in a safe orderly manner and separated by at least five feet from any property line;~~

i. As an accessory use ~~incidental~~ to **a principal** residential use, the private outdoor storage ~~of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle~~ in a safe and orderly manner **occupying an area not exceeding ~~400~~ 1500 square feet,** and separated by at least five feet from any property line, **of any of the following:** ~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

1. commercial fishing ~~gear owned by an occupant who is permitted to engage in commercial fishing under federal or state law.~~

2. not more than ~~two~~ five stored motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least ~~30~~ 240 consecutive days.

3. noncommercial equipment, including noncommercial boats, owned by an occupant, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

j. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

k. Customary accessory uses to any of the permitted uses listed in the UR district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.

l. Day care homes; provided, however, that outdoor play areas must be fenced.

m. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

n. Open space, not including outdoor recreational facilities.

o. Public schools and private schools.

p. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 3. Homer City Code 21.16.020, Permitted uses and structures, is amended to read as follows:

21.16.020 Permitted uses and structures. The following uses are permitted outright in the residential office district:

a. Single-family and duplex dwelling, excluding mobile homes;

b. Multiple family dwelling, provided the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile homes;

c. Public parks and playgrounds;

d. Rooming house and bed and breakfast;

e. Home occupations; provided they conform to the requirements of HCC § 21.51.010;

f. Professional offices and general business offices;

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

g. Personal services;

h. Museums, libraries and similar institutions;

i. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;

j. Religious, cultural and fraternal assembly;

~~k. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;~~

l. **As an accessory use** ~~incidental~~ **to a principal permitted or conditionally permitted use,** the private **outdoor** ~~exterior~~ storage ~~of the occupant's personal noncommercial equipment, including noncommercial trucks, boats, campers and not more than one recreational vehicle~~ in a safe and orderly manner **occupying an area not exceeding** ~~400~~ **1500 square feet,** and separated by at least five feet from any property line, ~~as an accessory use incidental to a permitted or conditionally permitted principal use~~ **of any of the following:** ~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

1. commercial fishing gear ~~**owned by an occupant who is permitted to engage in commercial fishing under federal or state law.**~~

2. not more than ~~**two**~~ **five stored motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least** ~~**30**~~ **240 consecutive days.**

3. noncommercial equipment, including noncommercial boats, owned by an occupant, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

m. Other customary accessory uses to any of the permitted uses listed in the residential office district; provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.

n. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

o. Day care homes; provided, however, that outdoor play areas must be fenced.

p. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

q. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 4. Homer City Code 21.61.060, Termination of nonconforming use or structure, is amended to read as follows:

21.61.060 Termination of nonconforming use or structure. **a.** The right to continue a nonconforming use or structure previously approved under this chapter is subject to termination by the Commission if it finds, after providing the property owner notice and an opportunity to be heard at a public hearing, that

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

1~~a~~. in the case of a nonconforming structure, it has subsequently been abandoned or brought into conformity with the Homer Zoning Code, or

2~~b~~. in the case of a nonconforming use, the use has subsequently been abandoned, changed, discontinued, or ceases to be the primary use of a lot.

b. The right to continue a nonconforming storage use in the rural residential, urban residential or residential office districts shall terminate after one year.

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____ 2010.

CITY OF HOMER

_____

JAMES C. HORNADAY, MAYOR

ATTEST:

_____

JO JOHNSON, CMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form:

_____
Walt E. Wrede, City Manager
Date: _____

_____
Thomas F. Klinkner, City Attorney
Date: _____

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

City of Homer
Planning & Zoning
491 East Pioneer Avenue
Homer, Alaska 99603-7645

Telephone *(907) 235-8121*
Fax *(907) 235-3118*
E-mail *Planning@ci.homer.ak.us*
Web Site *www.ci.homer.ak.us*

STAFF REPORT PL 10-96

TO: Homer Advisory Planning Commission
FROM: Rick Abboud, City Planner
MEETING: October 6, 2010, October 20, 2010, November 3, 2010
SUBJECT: Storage in UR, RR, RO & Nonconforming (Outdoor Storage)

Introduction
In our efforts to enforce nuisance property and facilitate of the removal of junk cars, we have found the code problematic in the way it deals with storage, especially junk cars.

Currently, by my interpretation, one of the ways to deal with removal of junk cars is under title 18 where it refers to abandon vehicles. If they are not abandoned, this is not too useful. The other way of going after this would be as junk, using the definition of junk vehicles. It is pretty much illegal to store dismantled vehicles, unless you are permitted as a junk yard, but many junkers may appear to be operable. It just too burdensome to investigate and prove that vehicles are inoperable in order to enforce regulations regards the storage of junk. In order to make it more understandable and enforceable, I suggest that we have some sort of limit on the number of vehicles or the space that they may occupy. I talked to the attorney to develop something more clear cut.

Attorney Comments
The attachment is the first of several documents that I will be working on to develop more effective methods of zoning enforcement. It establishes limitations on storage as an accessory use in residential zones. In particular, it limits the lot area that can be used for storage, requires that stored items be owned by an occupant of the property, limits the number of motor vehicles that can be stored, and limits the period during which nonconforming storage can be grandfathered.

The quantities used for these limitations are merely placeholders, which you and the Planning Commission may adjust to establish quantities that are reasonable for Homer.

Notable Changes
Line 41 removes terminology of "incidental" and further prescribes a "principle" residential use. Not much of a change other than possible narrowing down some possibilities (that I cannot seem to think of an example at this time – do we have the storage of things not incidental to the "primary" residential use?).

Lines 43 - 44 describe an area of not more than 400 square feet. This needs discussion. I do not believe that this number may be appropriate in all situations. Perhaps some number this small or a bit larger may be appropriate for an UR district but, maybe less reasonable for the larger lots found in RR?

Lines 46 – 52 further prescribes that commercial fishing gear is owned by an occupant who is permitted for such an activity, no storage for your buddies.
Not more than 2 "stored" vehicles (not moved for at least 30 days) allowed per property. Is this adequate for the snow birds? Two stored trucks approach 400 square feet.

The changes noted above are identical as written for UR, RR and RO districts.

Lines 170-171 nonconforming storage terminates after one year. Perhaps a date would be added after passage by the City Council.

Recommendation
Review and suggest date for public hearing(s) or schedule time for further review.

DRAFT 08/24/10

CITY OF HOMER
HOMER, ALASKA

Planning

ORDINANCE 10-

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.12.020, PERMITTED USES AND STRUCTURES; HOMER CITY CODE 21.14.020, PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.16.020, PERMITTED USES AND STRUCTURES; AND HOMER CITY CODE 21.61.060, TERMINATION OF NONCONFORMING USE OR STRUCTURE; REGARDING THE ACCESSORY USE OF STORAGE IN RESIDENTIAL ZONING DISTRICTS.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.12.020, Permitted uses and structures, is amended to read as follows:

21.12.020 Permitted uses and structures. The following uses are permitted outright in the rural residential district:

a. Single family dwelling.

b. Duplex dwelling.

c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2).

d. Public parks and playgrounds;

e. Rooming house and bed and breakfast;

f. Home occupations, provided they conform to the requirements of HCC § 21.51.010;

g. Agricultural activities, including general farming, truck farming, livestock farming, nurseries, and greenhouses provided that:

1. Other than normal household pets, no poultry or livestock may be housed and no fenced runs may be located within one hundred feet of any residence other than the dwelling on the same lot,

2. No retail or wholesale business sales office is maintained on the premises;

h. Private stables;

i. Private floatplane tie-down as an accessory use incidental to residential use;

~~j. Storage of personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to residential use;~~

k. As an accessory use ~~incidental~~ to **a principal** residential use, the private outdoor storage ~~of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle~~ in a safe and orderly manner **occupying an area not exceeding 400**

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

square feet, and separated by at least five feet from any property line, **of any of the following:** ~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

1. commercial fishing gear owned by an occupant who is permitted to engage in commercial fishing under federal or state law.

2. not more than two motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least 30 consecutive days.

3. noncommercial equipment, including noncommercial boats, owned by an occupant, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

k. As an accessory use incidental to residential use, the private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle in a safe and orderly manner and separated by at least five feet from any property line, provided no stored equipment, boat or vehicle exceeds 36 feet in length;

l. Other customary accessory uses incidental to any of the permitted uses lists in the RR district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.

m. Temporary (seasonal) roadside stands for the sale of produce grown on the premises;

n. Mobile homes, subject to the requirements of HCC § 21.54.060.

o. Day care homes; provided, however, that outdoor play areas must be fenced.

p. Recreational vehicles, subject to the requirements of HCC § 21.54.320.

q. Open space, but not including outdoor recreational facilities described in HCC § 21.12.030.

r. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 2. Homer City Code 21.14.020, Permitted uses and structures, is amended to read as follows:

21.14.020 Permitted uses and structures. The following uses are permitted outright in the urban residential district:

a. Single-family dwelling, excluding mobile home.

b. Duplex dwelling, excluding mobile home.

c. Multiple-family dwelling, only if the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile home.

d. Public parks and playgrounds;

e. Home occupations, provided they conform to the requirements of HCC § 21.51.010

f. Rooming house and bed and breakfast;

g. Private floatplane tie-up facility as an accessory use incidentally to residential use;

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

~~h. As an accessory use incidental to residential use, storage of personal commercial fishing gear in a safe orderly manner and separated by at least five feet from any property line;~~

i. As an accessory use ~~incidental~~ to **a principal** residential use, the private outdoor storage ~~of noncommercial equipment, including noncommercial trucks, boats, and not more than one recreational vehicle~~ in a safe and orderly manner **occupying an area not exceeding 400 square feet,** and separated by at least five feet from any property line, **of any of the following:**

1. commercial fishing gear owned by an occupant who is permitted to engage in commercial fishing under federal or state law.

2. not more than two motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least 30 consecutive days.

3. noncommercial equipment, including noncommercial boats, owned by an occupant, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

j. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory to a residential use in a manner consistent with the requirements of all other provisions of the Homer City Code and as long as such animals are pets of the residents of the dwelling and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

k. Customary accessory uses to any of the permitted uses listed in the UR district, provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.

l. Day care homes; provided, however, that outdoor play areas must be fenced.

m. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

n. Open space, not including outdoor recreational facilities.

o. Public schools and private schools.

p. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 3. Homer City Code 21.16.020, Permitted uses and structures, is amended to read as follows:

21.16.020 Permitted uses and structures. The following uses are permitted outright in the residential office district:

a. Single-family and duplex dwelling, excluding mobile homes;

b. Multiple family dwelling, provided the structure conforms to HCC § 21.14.040(a)(2) and excluding mobile homes;

c. Public parks and playgrounds;

d. Rooming house and bed and breakfast;

e. Home occupations; provided they conform to the requirements of HCC § 21.51.010;

f. Professional offices and general business offices;

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

g. Personal services;

h. Museums, libraries and similar institutions;

i. Nursing facilities, convalescent homes, homes for the aged, assisted living homes;

j. Religious, cultural and fraternal assembly;

~~k. Storage of the occupant's personal commercial fishing gear in a safe and orderly manner and separated by at least five feet from any property line as an accessory use incidental to a permitted or conditionally permitted principal use;~~

l. **As an accessory use** ~~incidental~~ **to a principal permitted or conditionally permitted use,** the private **outdoor** ~~exterior~~ storage ~~of the occupant's personal noncommercial equipment, including noncommercial trucks, boats, campers and not more than one recreational vehicle~~ in a safe and orderly manner **occupying an area not exceeding 400 square feet,** and separated by at least five feet from any property line, ~~as an accessory use incidental to a permitted or conditionally permitted principal use~~ **of any of the following:** ~~provided no stored equipment, boat or vehicle exceeds 36 feet in length;~~

1. commercial fishing gear owned by an occupant who is permitted to engage in commercial fishing under federal or state law.

2. not more than two motor vehicles owned by an occupant. A motor vehicle is stored if it is not moved for at least 30 consecutive days.

3. noncommercial equipment, including noncommercial boats, owned by an occupant, but excluding motor vehicles, provided no stored equipment or boat exceeds 36 feet in length.

m. Other customary accessory uses to any of the permitted uses listed in the residential office district; provided that no separate permit shall be issued for the construction of any detached accessory building prior to that of the main building.

n. The outdoor harboring or keeping of dogs, small animals and fowl as an accessory use in a manner consistent with the requirements of the Homer City Code and as long as such animals are kept as pets and their numbers are such as not to unreasonably annoy or disturb occupants of neighboring property;

o. Day care homes; provided, however, that outdoor play areas must be fenced.

p. Recreational vehicles, subject to the standards set out in HCC § 21.54.320.

q. As an accessory use, one small wind energy system per lot having a rated capacity not exceeding 10 kilowatts.

Section 4. Homer City Code 21.61.060, Termination of nonconforming use or structure, is amended to read as follows:

21.61.060 Termination of nonconforming use or structure. **a.** The right to continue a nonconforming use or structure previously approved under this chapter is subject to termination by the Commission if it finds, after providing the property owner notice and an opportunity to be heard at a public hearing, that

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

1a. in the case of a nonconforming structure, it has subsequently been abandoned or brought into conformity with the Homer Zoning Code, or

2~~b~~. in the case of a nonconforming use, the use has subsequently been abandoned, changed, discontinued, or ceases to be the primary use of a lot.

b. The right to continue a nonconforming storage use in the rural residential, urban residential or residential office districts shall terminate after one year.

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

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this _____ day of _____ 2010.

CITY OF HOMER

_____
JAMES C. HORNADAY, MAYOR

ATTEST:

_____
JO JOHNSON, CMC, CITY CLERK

YES:
NO:
ABSTAIN:
ABSENT:

First Reading:
Public Hearing:
Second Reading:
Effective Date:

Reviewed and approved as to form:

_____
Walt E. Wrede, City Manager

_____
Thomas F. Klinkner, City Attorney

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

Date: _____ Date: _____

[**Bold and underlined added.** ~~Deleted language stricken through.~~]

MANAGERS REPORT
November 22, 2010

TO: MAYOR HORNADAY / HOMER CITY COUNCIL

FROM: WALT WREDE

UPDATES / FOLLOW-UP

1. Website Launched: You may have noticed or heard that the new City website has been launched. If you have not been there yet, please take the time to check it out. www.ci.homer.ak.us. Please keep in mind that this is still very much a work in progress. Links are still being established and documents and other information posted. But generally, everyone seems pretty excited about the capabilities of the new site. It should be a much more useful tool for the public. For example, one of the new features allows folks to sign up for e-mail alerts. And you can pick what you want. So, if for example, a resident just wants to receive copies of Port and Harbor Commission agendas, they can do so. The Library page and the Clerk's page are particularly impressive. This new site will save time for staff when it comes to disseminating public information. But it will also require a refocus and more effort spent on keeping the site current. Terry Felde is the Website Coordinator and she has done an excellent job pulling this together. She also had a great deal of help from the liaisons in each department. Please let us know if you would like a public demonstration and/or training on the new site. We could do that at an upcoming workshop.
2. Comprehensive Economic Development Strategy (CEDS): The Economic Development Commission has completed its work on the CEDS. It voted to pass the draft document on to the Council for review and approval at its regular meeting on November 9, 2010. A copy of the document was provided with your packet as an informational item so that you have some time to look it over and give it some thought. We thought it would be a good idea to put the resolution approving the CEDS off until the January 10 meeting so that the Council will be able to devote as much attention as possible to the budget. As you know, there are only two more scheduled meetings this year.
3. Business Travel: Last week I traveled to Soldotna along with Carey, Bryan, and Rick to meet with the Corps of Engineers. In the morning we discussed transfer of the Corps permit for the seawall to the property owners and a City permit application to make beneficial use of dredged spoils. In the afternoon we discussed a regional general wetlands permit for the proposed Enstar transmission, distribution, main,and service lines. A little more information about all of these topics appears below. The week of November 15 I will be travelling to Anchorage to meet with DOT/PF about several stalled projects including the Main St. traffic signal, the Spit Trail extension, the Deep Water Dock, and the TORA Agreement. These four projects will be top priorities in the coming year.

4. Fire Training Facility: Chief Painter is scheduled to travel to California on December 2 through December 4 to conduct a pre-delivery construction inspection. If everything looks OK, the facility will be shipped to Homer and we anticipate its arrival before the end of this year. After much discussion, we have decided that the best location for the facility, at least initially, is on the Spit. It was hard to find a location that was away from residential areas and close to a water source. The Spit provides both including access to a hydrant. The spot chosen is on gravel, but within the Chip Pad enclosure, at the Northwest corner, near the road and the fire hydrant. There will be some limited smoke several times a year during training exercises. We really look forward to getting this facility up and running.
5. Update: Fire Mitigation Project / Bridge Creek Watershed: This project is moving along slowly and methodically. As everyone knows, this is a sensitive area and no one wants to do anything that would endanger water quality or important habitat. The Bridge Creek Watershed Protection District Ordinance contains many requirements that must be met before an operation of this type can be undertaken. The ordinance also requires that the Homer Soil and Water Conservation Service review the plan and make recommendations on the required erosion and sedimentation plan. All of this takes time. We have received recommendations from the Soil and Water Conservation District and also consulted with the Department of Fish and Game and Cook Inlet Keeper. A field trip took place several weeks ago. On Tuesday of this week, the Spruce Bark Beetle program staff will be here to discuss where we are and to perhaps start putting together the Conditional Use Permit application. It is starting to get a little late in the season and much will depend upon the weather and how long it takes to obtain the CUP.
6. Update: Enstar Project: Enstar has completed the distribution line from the North Fork Road to the Chapman School. It is my understanding that the school and some of the businesses fronting the line are now hooked up and will be served with gas next spring. Enstar is preparing design and costs estimates for extending the distribution line down to Homer and beyond. The goal is to have the information ready for the legislature to consider in January. The Corps of Engineers is actively discussing a regional general wetlands permit for Enstar's transmission, distribution, main, and services lies. The idea is to issue one permit for the entire expected build-out of the project instead of many individual permits for each segment or subdivision. This will save a lot of time and red tape. In the next few months, Enstar and the City will map out the expected location of the Main lines in City streets. We hope to get the gas distribution task force up and running soon to help with this effort. The Kachemak City City Council has already decided that it will finance the installation of the gas mains throughout the entire City and pay for it with an increase in the mil rate. So, they are significantly ahead of Homer in that regard. The City, the State, and Enstar are still working on amendments to the grant agreement to satisfy the concerns expressed by the Council. At the time this was written, I had still not signed the construction agreement. I covered a lot of ground quickly here. Please let me know if you have questions.

7. Kachemak Drive Phase II Water and Sewer: What is next?: As you know, after new information came to light, the City rejected all bids and returned the bid bonds to all bidders for the Kachemak Drive Phase II Water and Sewer LID. At this time, we suggest going back to the engineer who produced the project cost estimate (five years old now) and reevaluating the estimate and looking for some value engineering to lower costs. If the new cost estimate is more than 15% higher that the estimate the property owners approved, or if the new scope of work is significantly changed, it is likely that we would have to go back to the property owners for approval. The goal is to re-bid the project and work toward construction beginning next summer or fall. Attached is a memorandum from the Public Works Director suggesting the way forward. Please let us know if you want to spend more time on this at some future meeting. This may become an action item for the Council at some point. We do have some time in which to consider this carefully since the Council has already extended the project timeline. It is my understanding that all secured permits are good for at least three years.
8. Energy Audit / City Buildings and Facilities: The consultants have completed their energy audits and recommendations for City buildings and facilities. A representative for the contractor will make a presentation as a visitor on the regular agenda. Attached is a memorandum from the Public Works Director along with a spreadsheet which shows the energy saving projects with the biggest payback. The work on these projects is at 65%. We are looking for tacit approval from the Council to move specific projects to 95%. At that point we would be ready to ask the Council to appropriate funds to make the improvements. Note that the estimated costs to do all of the projects exceeds what we currently have available. Discussion will be necessary about which projects to proceed with, whether we want to expend the entire RLF in one shot, and whether more money should be appropriated or applied for. Again, let us know if you want to add this topic to a future workshop.
9. Derelict Vessels: Several years ago, the Council asked lots of questions about why we had so many derelict vessels in the harbor. Since that time, Bryan and his staff, working closely with the City Attorneys, have redoubled efforts to get these vessels out of the harbor. It is difficult and tricky to do this and many harbors are struggling with the same problem. Bryan has done an excellent job and he has been able to use a number of creative approaches to making this happen. We have reported to you about several vessels that have been removed over the past two years. Some vessels were cut up and recycled and left with the rest of the scrap steel this summer. This includes one large barge and derelict vessel that were beached on City tidelands. The latest vessel to leave is the Inlet Harvester. Many of you will remember this ship. It has been inactive and tied up at JJ Float for well over a decade. It was taking up a huge amount of moorage space. Now that it is gone, the space is available for "working" boats. We are trying hard to impress upon people that the Homer Harbor is not a storage yard. It is a working harbor and we want vessels that are actively working and providing jobs and revenues to this community. Attached is a memorandum from the Port and Harbor Director summarizing efforts in the past few years.

10. Tidal Power Update: We recently learned that the Alaska Energy Authority intends to reject the City's Round IV tidal power feasibility study application. The reason given is that this pot of alternative energy money is for construction, not feasibility studies; something that we have received very mixed messages on in the past. So, that is the bad news. The good news is that AEA is suddenly very interested in exploring tidal power and they want to do a joint project directly with NOAA to look at the feasibility of tidal power in all of Cook Inlet, including Kachemak Bay. So, from my point of view, this is a win-win situation for the City. We now have reasonable assurance that tidal power opportunities will be explored. And, the City is relieved of the responsibility of being the grant recipient and the project manager; something that would have required a great deal of staff time and effort.
11. Beneficial Uses of Dredge Spoils: The City has submitted an application to the Corps of Engineers to use dredge spoils to create several new parking lots and to replenish certain beaches that have experienced erosion. We did this for several reasons. 1). An attempt to assist the Corps as it attempts to devise a 20-year dredging plan, 2) an attempt to replenish eroded beaches which has been encouraged in the past, 3) an effort to create more off street parking which has been recommended. Beneficial uses of dredged materials is encouraged in official Corps documents. The Corps held an initial scoping meeting with permitting agencies and we expect that they will request more information. Concern was expressed about proposed revetments and possible contamination of the dredged materials.
12. Seawall Update: We continue to be faced with seawall issues and are attempting to make progress. We are working with the Corps to have the permit transferred to the property owners which is where it should have rested in the first place. The Corps has responded that under its rules, it can only transfer a permit to a willing party. We have explained the unique circumstances to them and they have requested more information. I will be initiating a conversation with the property owners to determine if there is a willingness to assume responsibility for the permit. I will also make another attempt to sell the two lots the City owns as directed by the Council. In the meantime, the property owners met with Senator Begich when he was here and they want support from the City for improvements to the wall. It seems like there is room for agreement on a path that benefits everyone here and I will continue to attempt to find a solution.
13. Budget Amendments: We have made some changes to the draft budget without going through the formal budget amendment process. Regina will provide you with new budget pages that you can insert into your draft budget. These changes are simply clerical errors. They are not substantive changes. For example, they include the $22,000 mistake that Francie discovered in the library personnel budget, another $29,000 mistake that was discovered in the jail personnel budget, inclusion of the $5,000 expenditure for website hosting and maintenance which Council had approved previously, and changes to the Old Intermediate School Budget (Leased Properties) that reflect changing circumstances.
14. Records Retention: Tom Klinkner, Holly Wells and I have been talking about the need to amend the City Code section on records retention as it relates to e-mails

for awhile now. This section of the code needs to be changed to reflect changes in technology and the law. Work on that ordinance is in progress and I hope to bring you something on it in January.

15. Senator Begich Follow-up: We are working to follow-up on the requests Senator Begich had when he was here. Some information we can provide right now, such as information on Homer intersection improvements, earmark money and the stalled deep water dock project, and the erosion problem at mile 150-157, Sterling Highway. Anne Marie is providing that information to the Senator. Other items he requested will be forwarded when they are complete. Those include the Enstar design and cost estimates for extending the gas transmission line to Homer and beyond and the Corps of Engineers technical report on the proposed East Boat Harbor.
16. Old Water Treatment Plant: Progress is being made regarding the demolition of the old water treatment plant building. Most of the electrical and other important and salvageable equipment has now been removed. We anticipate that a request for bids will be issued next month or in January and that demolition will take place this winter. This spring we can focus on the new fire station facility on the remaining cement pad.
17. Fire Department Recruitment: The Fire department is conducting a Firefighter I class and testing will take place in December. There are presently eight students taking the class. An EMT training class will begin in January. The Department is working hard to step up recruitment and efforts appear to be paying off.
18. Library / Budget Questions: At the last budget workshop, questions were raised regarding the impacts of reducing the book budget, reducing travel and training costs, and charging for computer use, among other things. Attached is a memorandum from the Library Director which discusses these topics.

ATTACHMENTS

1. November Employee Anniversaries
2. Memorandum from Library Director re: Budget Questions from last Workshop
3. Memorandum from Public Works Director re: Kachemak Drive Water and Sewer
4. Memorandum from Public Works Director re: Energy Audits and Recommendations for capital expenditures.
5. Memorandum from Port and harbor Director re: Derelict Vessels