

**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**
  - A. Reconsideration by Commissioner Dolma of the motion, "To amend HCC 21.60.095, Electoral signs may not exceed 16 square feet."
- 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 August 17, 2011 *Page 1*
  2. Time Extension Requests
  3. Approval of City of Homer Projects under HCC 1.76.030 g.
  4. KPB Coastal Management Program Reports
  5. Draft Decision and Findings for A Request for a Conditional Use Permit for the Homer Transfer Facility to construct a new 9600 s.f. building at the borough solid waste site at 3300 Sterling Highway to consolidate and bale solid waste in preparation to transfer to the central peninsula *Page 9*
- 6. Presentations**
  - A. Proposed Sign Code Changes, Rick Abboud, City Planner
- 7. Reports**
  - A. Staff Report PL 11-97, City Planner's Report *Page 15*
- 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 11-93, Draft Sign Code Amendments *Page 17*
- 9. Plat Consideration**
  - A. Staff Report PL 11-94, Tietjen Lot F-2 Subdivision Preliminary Plat *Page 43*
  - B. Staff Report PL 11-95, Anderson 1980 Sub L & J Addition Preliminary Plat *Page 49*
- 10. Pending Business**
- 11. New Business**
  - A. Staff Report PL 11-98, Planning Commission Work List *Page 55*

**12. Informational Materials**

A. City Manager's Report dated August 22, 2011

*Page 59*

**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 9:30 p.m. An extension is allowed by a vote of the Commission. The next regular meeting will be held on September 21, 2011 at 6:30p.m.

Session 11-12, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 7:01 p.m. on August 17, 2011 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**PRESENT:** COMMISSIONERS BOS, DOLMA, DRUHOT, ERICKSON, HIGHLAND, MINSCH, SONNEBORN, VENUTI

**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 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 August 3, 2011 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030 g
4. KPB Coastal Management Program Reports

The Consent Agenda was approved by consensus of the Commission.

### **PRESENTATIONS**

There were no presentations scheduled.

### **REPORTS**

- A. Staff Report PL11-89, City Planner's Report

City Planner Abboud reviewed his staff report.

- B. Transportation Advisory Committee Report

Commissioner Highland reported on the August 16, 2011 Transportation Advisory Committee meeting.

### **PUBLIC HEARINGS**

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 17, 2011

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 11-86, CUP 11-11, A Request for a Conditional Use Permit for the Homer Transfer Facility to construct a new 9600 s.f. building at the borough solid waste site at 3300 Sterling Highway to consolidate and bale solid waste in preparation to transfer to the central peninsula.

City Planner Abboud reviewed the staff report.

Jack Maryott, Kenai Peninsula Borough Solid Waste Director, introduced Laney Hughes, Environmental Coordinator for the Solid Waste Department, and John Hedges from the Capital Projects Department and will be project manager for this project. Mr. Maryott referenced the drawing and aerial photo while explaining the overview of the project. He explained the main difference will be access, having commercial user access separate from the general public access. The public will access the same entrance that is presently being used which will lead to the solid waste building and the recycling area. Recycling will be handled in the area where the baler is now. They plan to leave as much of a buffer as they can. They also will have the capability to manage and sort waste from the unmanned facilities like in Anchor Point. The facility will be sized to meet community needs for 25 to 30 years, and hold approximately two to three days waste if needed.

Mr. Hedges spoke to the Commission about the plans for lighting. He explained that there will be seven mounted directional luminaries about 30 feet high. All lights will be LED. The structure lighting will be mounted to the building, and they anticipate 8 fixtures that will also use LID lighting.

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

Mr. Maryott and Mr. Hedges answered questions from the Commission. They explained that most lights will have sensors and turn on as needed. They anticipate the entrance lighting near the highway will remain illuminated during darkened hours. Slash and brush will not be shipped off site but will be burned, along with non treated wood items. They anticipate the hours to remain as they are now, and don't anticipate charging for municipal solid waste. They explained that the design firm has been tasked to do a feasibility study regarding composting at the site. At this time there are no plans for landfill gas entrapment at the Homer facility. Once the last of the waste is placed, they will close it with an impermeable cover on top which prevents leaching into the trash, and vent it. The anticipated life of the Central Peninsula facility where waste will be trucked is 30 to 35 years. When the Borough held the public hearing for the facility there were about 17 people in attendance and the main concern addressed was recycling. They intend for the facility to have an area for items that can be reused. They are aware of the building height restrictions and will meet those requirements.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 11-86, CUP 11-11, A REQUEST FOR A CONDITIONAL USE PERMIT FOR THE HOMER TRANSFER FACILITY TO CONSTRUCT A NEW 9600 S.F. BUILDING AT THE BOROUGH SOLID WASTE SITE AT 3300 STERLING HIGHWAY TO

**CONSOLIDATE AND BALE SOLID WASTE IN PREPARATION TO TRANSFER TO THE CENTRAL PENINSULA WITH STAFF FINDINGS AND CONDITIONS.**

The Commission had brief discussion that the City and Borough have done their parts to address the concerns and meet the requirements for this project.

Commissioner Highland recognized Borough Mayor Carey for his efforts in bringing this to the legislature's attention for funding.

**VOTE: YES: BOS, MINSCH, HIGHLAND, DRUHOT, VENUTI, DOLMA**

Motion carried.

**PLAT CONSIDERATION**

There were no plats scheduled for consideration.

**PENDING BUSINESS**

A. Staff Report PL 11-90, Draft Ordinance 11-xx East End Mixed Use District

**BOS/DOLMA MOVED TO DISCUSS AND MAKE RECOMMENDATIONS REGARDING THE EAST END MIXED USE DISTRICT.**

There was no objection and discussion ensued.

**HIGHLAND MOVED TO AMEND TO READ SCREENING: WHEN ONE OR MORE LOT LINES ABUT LAND WITHIN AN RO RR OR UR DISTRICT, OR WHEN A LOT LINE IS ADJACENT TO EAST END ROAD OR KACHEMAK DRIVE, OR WHEN A SIDE OR REAR YARD AREA IS TO BE USED FOR PARKING, LOADING, UNLOADING, OR SERVICING, THEN THOSE YARD AREAS SHALL BE EFFECTIVELY SCREENED BY A WALL, FENCE, OR OTHER SITE OBSCURING SCREENING. SUCH SCREENING SHALL BE OF A HEIGHT ADEQUATE TO SCREEN ACTIVITY ON THE LOT FROM OUTSIDE VIEW BY A PERSON OF AVERAGE HEIGHT STANDING AT STREET LEVEL AND SUCH SCREENING WILL BE GIVEN UP TO TWO YEARS TO IMPLEMENT.**

Motion died for lack of a second.

**BOS/HIGHLAND MOVED TO ADD ITEM TWO ON STAFF REPORT PAGE 43 OUTSIDE STORAGE OF MATERIALS, EQUIPMENT AND TRASH/DUMPSTERS ADJACENT TO EAST END ROAD AND KACHEMAK DRIVE SHALL BE SCREENED. SCREENING MATERIAL MAY CONSIST OF WALLS, FENCES, LANDSCAPED, BERMS, EVERGREEN PLANTINGS, OR ANY COMBINATION THERE OF.**

There brief discussion in favor of the amendment.

**VOTE: NON OBJECTION: UNANIMOUS CONSENT.**

Motion carried.

**ERICKSON/DOLMA MOVED TO ADD THEY WILL BE GIVEN UP TO TWO YEARS TO IMPLEMENT.**

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 17, 2011

City Planner Abboud commented about legal code language. In other areas of the code it is liberal on how long someone is given to accomplish a site plan, generally a season or more, about an 18 month range. There is a pretty good cushion in place. There are other areas in code that specify timeframes for completions.

VOTE: NO: HIGHLAND, DRUHOT, MINSCH, VENUTI, DOLMA, BOS

Motion failed.

There was brief discussion of plantings and using art as buffers.

MINSCH/BOS MOVED TO APPROVE THE DRAFT AS AMENDED AND RECOMMEND STAFF PREPARE IT FOR PUBLIC HEARING.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

The Commission recessed at 8:03 p.m. and the meeting resumed at 8:07 p.m.

B. Staff Report PL 11-91, Draft East End Mixed Use Map Amendments

City Planner Abboud reviewed the staff report.

MINSCH/BOS MOVED TO ADOPT THE EAST END MIXED USE MAP AMENDMENTS AND MOVE TO PUBLIC HEARING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

C. Staff Report PL 11-92, Draft Ordinance 11-xx Sign Code Ordinance

BOS/DOLMA MOVED TO DISCUSS AND MAKE RECOMMENDATIONS REGARDING THE EAST END MIXED USE DISTRICT.

There was no objection and discussion ensued.

HIGHLAND/BOS MOVED TO AMEND 21.60.095 ELECTORAL SIGNS MAY NOT EXCEED 16 SQUARE FEET.

There was comment that it is in the best interest of Homer to have the smaller political signs for aesthetics. If the Commission gets other feedback it can be changed.

VOTE: YES: SONNEBORN, MINSCH, HIGHLAND  
NO: DOLMA, ERICKSON, BOS, VENUTI

Motion failed.

BOS/VENUTI MOVED TO AMEND PAGE 70 LINE 347 REPLACING ITEM THREE WITH A TEMPORARY SIGN SHALL BE LIMITED TO THE FOLLOWING:

Commissioner Bos explained it would be clarifying the two ways or possibilities for temporary signs in the commercial district.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

MINSCH/BOS MOVED TO APPROVE THE DRAFT SIGN CODE ORDINANCE WITH AMENDMENTS AND MOVE TO PUBLIC HEARING.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

#### NEW BUSINESS

A. Staff Report PL 11-87, Capital Improvement Projects (CIP)

MINSCH/BOS MOVED TO RESPECTFULLY DECLINE TO PARTICIPATE IN THE CIP PROCESS.

There was brief discussion:

VOTE: YES: MINSCH, BOS, SONNEBORN  
NO: DOLMA, ERICKSON, VENUTI, HIGHLAND

Motion failed.

The Commission reviewed the CIP projects and agreed to forward their top five project recommendations as follows:

Sewer Treatment Plant Bio-solids Treatment Improvements  
Alternate Water Source  
Ocean Drive Lane Improvements (new project)  
Main Street Reconstruction/Intersection  
Port and Harbor Building

B. Staff Report PL 11-88, Election of Officers

Chair Minsch opened the floor for nominations for Chair.

HIGHLAND/VENUTI MOVED TO NOMINATE COMMISSIONER MINSCH FOR CHAIR.

There were no further nominations.

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 17, 2011

VOTE: NON OBJECTION UNANIMOUS CONSENT.

Motion carried.

HIGHLAND/BOS MOVED TO NOMINATE COMMISSIONER DOLMA AS VICE CHAIR.

There was brief discussion and no further nominations were stated.

VOTE: NON OBJECTION UNANIMOUS CONSENT.

Motion carried.

**INFORMATIONAL MATERIALS**

A. City Manager's Report dated August 8, 2011

**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**

There were no staff comments.

**COMMENTS OF THE COMMISSION**

Commissioner's Dolma, Erickson, and Sonneborn had no comments.

Commissioner Highland wished everyone happy end of summer.

Commissioner Bos said he really enjoyed reading the minutes and is glad to have the new Commissioners. He commented that he heard the new 1 halibut limit is going into effect in the south central area. He believes that there is a discussion period going on now and he wants to make sure the business owners have a good understanding of what that's about and how it is going to affect the individual business here; not only the tourist industry but also the others who are working jobs created by the charter fishing. He encourages them to get educated about it.

Commissioner Venuti commented regarding the parking issues at Cosmic Kitchen. He enjoys the restaurant and likes the owners but their parking lot overflow results in people parking on the side of the street and creates a traffic problem. He lives in the area and has personally had some near misses and isn't sure how to address the issue. City Planner Abboud noted that the Police Department deals with parking.

Commissioner Minsch commented that this is going to be a great year, and a lot of fun. Everyone is doing great. She appreciates them and looks forward to being the Chair one more time.

**ADJOURN**

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 17, 2011

There being no further business to come before the Commission, the meeting adjourned at 8:39 p.m. The next regular meeting is scheduled for September 7, 2011 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession scheduled at 5:30 p.m.

---

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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

...the ...  
...the ...  
...the ...  
...the ...  
...the ...



...the ...

...the ...





## City of Homer Planning & Zoning

491 East Pioneer Avenue  
Homer, Alaska 99603-7645

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

Web Site: [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

Telephone (907) 235-3106

Fax (907) 235-3118

---

### HOMER ADVISORY PLANNING COMMISSION DECISION and FINDINGS Meeting of August 17, 2011

RE: Conditional Use Permit (CUP) 11-11  
Address: 3300 Sterling Highway  
Legal: T 65 R 14W SEC 15 SEWARD MERIDIAN HM 0930140 ROGERS-TICE  
ADDN TRACT A-2, Parcel ID 17367004

#### Introduction

The Kenai Peninsula Borough applied to the Homer Advisory Planning Commission (the "Commission") under Homer City Code 21.24.030 (k), 21.24.040 (d), and 21.24.030 (d) for approval of "more than one permitted principal building on a lot", a building area greater than 8,000 square feet and Public Utility or Structure in the General Commercial 1 district.

The application was scheduled for a public hearing as required by Homer City Code 21.94 before the Commission on August 17, 2011. Notice of the public hearing was published in the local newspaper and sent to eight (5) property owners of seventeen (9) parcels.

Applicants, Jack Maryott, Kenai Peninsula Borough Solid Waste Director and Larry Hughes, Environmental Coordinator, spoke at the public hearing.

At the August 17, 2011 meeting of the Commission, the Commission voted to approve the request with six (6) Commissioners present, six (6) Commissioners voted in favor of the conditional use permit.

## **Background**

Homer's landfill and transfer site consists of three lots with a combined acreage of 84 acres. The most southern lot is nine (9) acres and is within the city limits. This parcel is zoned GC1 and has an office trailer, baler building and a recycle shelter. This CUP proposes the construction of a 9,600 sf transfer building and a scale house on the 9 acre lot found within the city limits. This project will convert the existing baling and landfill facility to a transfer site where trucks haul municipal solid waste to the Central Peninsula landfill. The project includes:

- A 9,600 sf Transfer Building
- Extension and improvements for commercial vehicles access
- Widening the paved access for public users
- Relocation of recyclable collections to the existing baler building
- Installation of a new septic system

Homer's nonconforming code does not allow for expansion until a Conditional Use Permit is obtained, in this case for a transfer site that has:

HCC 21.24.030(k) More than one building containing a permitted principal use on a lot.

HCC 21.24.040 (d) No lot shall contain more than 8,000 sf of building area (all buildings combined)

HCC 21.24.030(d) Public utility facility or structure.

There are three existing buildings on the nine acre parcel that is within the City limits. When combined with the new transfer building and a scale house the total building area will be 17,798 sf.

After due consideration of the evidence presented, the Homer Advisory Planning Commission, hereby makes the following findings of fact and conclusions of law.

### **EVIDENCE PRESENTED**

**The criteria for granting a CUP is set forth in HCC 21.71.030 & HCC 21.71.040.**

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

**Finding 1:** The code authorizes these uses and structures per:

HCC 21.24.030(d) Public utility facility or structure.

HCC 21.24.030(k) More than one building containing a permitted principal use on a lot.

HCC 21.24.040 (d) No lot shall contain more than 8,000 sf of building area (all buildings combined)

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

**Finding 2:** The HTF has direct access to the Sterling Highway.

**Finding 3:** The HTF is operated by the KPB, a public entity for public use.

**Finding 4:** The HTF is compatible with the purpose of the GC1 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.**

**Finding 5:** The value of adjoining properties will not be negatively affected greater than other permitted uses such as building suppliers, heavy equipment/truck repair and lumber yards or conditionally permitted uses such as pipelines, railroads and heliports.

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

**Finding 6:** This proposal is compatible with the maintenance/storage yard to the west and auto fueling station to the south. Building setbacks of approximately 340 ft from the Sterling Highway provide adequate separation for the existing uses of surrounding land.

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

**Finding 7:** The site is and will be adequately served with a paved highway maintained by ADOT.

**Finding 8:** Developing water and wastewater systems that meet ADEC standards will serve the proposal adequately.

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

**Finding 9:** The traffic counts are below the requirement outlined in HCC 21.76.060(a) and do not require a Traffic Impact Analysis.

**Finding 10:** The development is in harmony with the scale, bulk, coverage and density and will not have an undue harmful effect of the neighborhood character.

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

**Finding 11:** This proposal is not detrimental and improves the health, safety or welfare of the surrounding area or the City of the Homer.

**Finding 12:** A 31,000 gallon water cistern will help improve the fire fighting capacity of the area.

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

**Condition 1:** This proposal shall comply with applicable local, state and federal regulations.

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

**Finding 13:** The KPB and ADEC are local and state agencies collaborating to ensure this project meets the environmental standards.

**Finding 14:** Though operated by the KPB, the transfer site helps the Homer area keep pace with future solid waste demands.

**Finding 15:** The Homer transfer station, in cooperation with the KPB, will continue to support a recycling program.

**Finding 16:** This proposal meets the intent of the Homer Comprehensive Plan.

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

**Finding 17:** The CDM does not apply in this area of the GC1 district.

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

- 1. Special yards and spaces.** No conditions deemed necessary.
- 2. Fences, walls and screening.** Along the Sterling Highway the buffer is 25 ft and extends to 100 ft in places. The buffer consists of native vegetation. See sheet C3
- 3. Surfacing of vehicular ways and parking areas.** Queuing areas will be paved along with the existing paved driveway.
- 4. Street and road dedications and improvements (or bonds).** No conditions deemed necessary.
- 5. Control of points of vehicular ingress and egress.** A new access for commercial trucks will be provided from Maintenance Street. See sheet C3 of 15.
- 6. Special restrictions on signs.** No conditions deemed necessary.
- 7. Landscaping.** Upon completion of earthwork, all exposed slopes, and all cleared, filled and disturbed soils shall be protected against erosion per HCC 21.50.030.
- 8. Maintenance of the grounds, buildings, or structures.** No conditions deemed necessary.
- 9. Control of noise, vibration, odors, lighting or other similar nuisances.** The applicant states that windblown litter will be reduced with waste being transferred out.

Hazardous materials are properly disposed of, off-site. All lighting will be down lit per HCC 21.59.030.

**10. Limitation of time for certain activities.** The hours of operation are M-Sat. 8:00 am to 5:45 pm. Sunday 12:00p to 4:00 pm. Closed on Thanksgiving, Christmas and New Year's Day.

**11. A time period within which the proposed use shall be developed and commence operation.** Majority of the construction will take place in 2012.

**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.** Site development standards are outlined in HCC 21.50.030 and include standards for drainage, slopes, a Development Activity Plan and a Stormwater Plan.

Planning Commission approves CUP 11-10 with the following condition:

1. This proposal shall comply with applicable local, state and federal regulations.

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

\_\_\_\_\_  
Chair, Sharon Minsch

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

\_\_\_\_\_  
City Planner, Rick Abboud

***NOTICE OF APPEAL RIGHTS***

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

***CERTIFICATION OF DISTRIBUTION***

I certify that a copy of this Decision was mailed to the below listed recipients on \_\_\_\_\_, 2011. A copy was also delivered to the City of Homer Planning Department and Homer City Clerk on the same date.

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

\_\_\_\_\_  
Shelly Rosencrans, Planning Assistant

Walt Wrede, City Manager  
491 E Pioneer Avenue  
Homer, AK 99603

Thomas Klinkner  
Birch, Horton, Bittner & Cherot  
1127 West 7th Ave  
Anchorage, AK 99501

Ken and Roseleen Moore  
5155 Kachemak Drive  
Homer, AK 99603



**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](mailto:Planning@ci.homer.ak.us)  
*Web Site* [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

---

**STAFF REPORT PL 11-97**

**TO:** Homer Advisory Planning Commission  
**FROM:** Rick Abboud, City Planner  
**MEETING:** September 7, 2011  
**SUBJECT:** Planning Director's Report

**August 22<sup>nd</sup> Regular City Council Meeting**

**Ordinance 11-23**, An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code Sections 21.12.020; 21.14.020; 21.16.020; 21.18.020; 21.20.020; 21.22.020; 21.24.020; 21.26.020; Addressing Permitted Uses and Structures; and Homer City Code 21.28.030 Conditional Uses and Structures; to Add Hostel as a Permitted Use in the Rural Residential, Urban Residential, Residential Office, Central Business, Town Center, Gateway Business, General Commercial 1, and General Commercial 2 Zoning Districts, and to Add Hostel as a Conditional Use in the Marine Commercial Zoning District. Wythe. Introduction June 13, 2011, Referred to Planning Commission. Recommended dates: Public Hearing and Second Reading September 12, 2011.

Memorandum 11-118 from City Planner as backup.

ORDINANCE 11-23 INTRODUCED ON JUNE 13. REFERRED TO PLANNING COMMISSION.

AMENDED to accept revisions from the Planning Commission.

PUBLIC HEARING AND SECOND READING scheduled for September 12, 2011.

**Resolution 11-085**, A Resolution of the City Council of Homer, Alaska, Amending the Homer Advisory Planning Commission Bylaws to Amend their Meeting Time to Begin at 6:30 p.m. and End at 9:30 p.m. City Clerk/Planning Commission.

Memorandum 11-119 from City Planner as backup.

ADOPTED without discussion.

**September 12<sup>th</sup> City Council Worksession**

2012-2017 Capital Improvement Plan & FY 2013 Legislative Requests

**September 12<sup>th</sup> Regular City Council Meeting**

**Resolution 11-**, A Resolution of the City Council of Homer, Alaska, Supporting the Concept and Construction of Non-Motorized Pathways to Increase the Safety for Motorized and Non-Motorized Users Along Kachemak Drive Located Within the City Limits, from the Base of the Homer Spit to East End Road. Zak/Lewis/Parks and Recreation Advisory Commission.

**Ordinance 11-23** Hostels, as amended by the planning commission.

PUBLIC HEARING AND SECOND READING

**Activities:**

Julie is now with us fulltime. We have been working on public outreach regarding the amendments to the sign ordinance. Outreach activities include press releases to the newspapers, emails, and distribution of 300 brochures to local businesses. We wanted to provide an opportunity for businesses and landowners to comment before the end of the tourist season. If the commission feels more comment opportunity is necessary or substantial changes are proposed, another public hearing may be scheduled for our September 21<sup>st</sup> meeting. We will be changing gear shortly to work on outreach for the proposed East End Mixed Use District. This will include many of the same activities with the addition of creating a web page.

**Training:**

The Alaska Chapter of the American Planning Association is having a conference in Fairbanks November 6<sup>th</sup> through the 8<sup>th</sup>. This would be an excellent opportunity for commissioners, especially newer ones. While we cannot afford to send everyone, I could send 3 or 4. I realize that last time I brought this up, the thought was to schedule Holly and that is still being worked out. Although I was less than impressed with the last Planning Commissioner training I attended in Anchorage, this looks to be much more of an organized effort that includes concurrent sessions on multiple subjects. So I do believe that new Commissioners that would benefit the most from this seriously consider attending and contact me.

**Flood Maps:**

FEMA has sent us the draft flood plain study regarding a completed study of the spit. In a few weeks, we will be entering a 90 appeal period where the effects of the study may be challenged by scientific evidence. The Planning Office is evaluating the study and resulting new maps and may recommend that they be further reviewed by an engineer. We will be documenting the areas of change and notifying all property owner of the newly proposed regulatory status of their property. Representatives from FEMA need to hold a public meeting to review and explain the proposed changes and there effects during the appeal period. We are concerned about the timing and opportunity to challenge the draft and are working with our State Flood Plain Manager representative to ensure that Homer is allowed reasonable due process.



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 11-93**

TO: Homer Advisory Planning Commission  
FROM: Rick Abboud, City Planner  
MEETING: September 7, 2011  
SUBJECT: DRAFT Sign Ordinance

**General Information**

The latest version of the ordinance is essentially the same as the Planning Commission reviewed at the last meeting. The only change is formatting of 21.60.110 (g). Although there is some consideration for amendment of the ordinance, staff believes that it is best to solicit public comment at this time while there is still an opportunity to reach out to those that will be affected by the changes before they may leave town after the tourist season. We propose that the Commission consider holding an additional public hearing.

**Staff recommended amendment**

Discussion: The City Attorney recommended a few changes to the definition of a public sign that staff disagrees with. Primarily, one of the goals of having a public sign category was to allow groups, such as the Chamber of commerce, the opportunity to create and place signs that attract attention to a specific part of town, or an entrance to town. The attorney proposed a minor change that would allow only a government agency to place such a sign... and that is not the goal! Staff thinks he has confused public signs that require a public hearing with signs in the public right of way, line 254, which would be signs such as stop signs. Staff recommends amending the ordinance to use the public sign definition, third listed below.

Current code:

"Public Sign." A Public Sign is an off premises sign that provides direction to or identifies public facilities such as parks, playgrounds, libraries, or schools or to a distinct area of the City, such as Pioneer Avenue, the Homer spit, Old Town and entrances to the City. Public Signs may identify categories of services available, but may not carry any other commercial message. Public Signs are non-regulatory.

Attorney changes:

"Public sign:" means A Public Sign is an off-premise off premises sign placed by a governmental agency to that provides direction or information, or to identify or identifies public facilities such as parks, playgrounds, libraries, or schools or ~~to~~ a distinct area of the City, such as Pioneer Avenue, the Homer spit, Old Town and entrances to the City. ~~Public Signs may identify categories of services available, but may not carry any other commercial message.~~ Public signs are non-regulatory.

Staff Recommendation:

"Public sign-" means A Public Sign is an off-premise off premises sign that provides direction or information, or to identify or identifies public facilities such as parks, playgrounds, libraries, or schools or ~~to~~ a distinct area of the City, such as Pioneer Avenue, the Homer spit, Old Town and entrances to the City.

Public Signs may identify categories of services available, but may not carry any other commercial message. Public signs are non-regulatory.

**Reconsideration of motion to limit Electoral Signs to a maximum of 16 square feet**

The Planning Commission has decided to keep provisions in the code pertaining to exclusive provisions for electoral signs. While the Attorney has reservations regarding the treatment of electoral signage any different than any other type of temporary sign, most municipalities do have exclusive regulations regarding this type of signage. Currently, electoral signs enjoy the benefit of being allowed in any number in addition to any other sign allowance in code and may be a maximum of 32 square feet in size. Considering the generous allowance for this type of sign, staff has no objection to pairing down the size of the maximum display to 16 square feet (which is the maximum size proposed for any other temporary signs).

**STAFF RECOMMENDS:**

1. Amend definition of a "public sign" by removing "placed by a governmental agency to".
2. Make other amendments, if needed.
3. Consider holding an additional public hearing.

Att: Draft sign ordinance 8.26.11 public hearing

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**CITY OF HOMER  
HOMER, ALASKA**

Planning

**ORDINANCE 11-**

AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA, AMENDING HOMER CITY CODE 21.60.040, DEFINITIONS; HOMER CITY CODE 21.60.060, SIGNS ALLOWED ON PRIVATE PROPERTY WITH AND WITHOUT PERMITS; HOMER CITY CODE 21.60.070, PERMITS REQUIRED; HOMER CITY CODE 21.60.090, SIGNS IN THE PUBLIC RIGHT-OF-WAY; HOMER CITY CODE 21.60.100, SIGNS EXEMPT FROM REGULATION UNDER THIS CHAPTER; HOMER CITY CODE 21.60.110 SIGNS PROHIBITED UNDER THIS CHAPTER; HOMER CITY CODE 21.60.130, TEMPORARY SIGNS-PRIVATE PROPERTY; HOMER CITY CODE 21.60.150, TIME OF COMPLIANCE-NONCONFORMING SIGNS AND SIGNS WITHOUT PERMITS; AND HOMER CITY CODE 21.60.170, ENFORCEMENT AND REMEDIES; AND REPEALING HOMER CITY CODE 21.60.120, GENERAL PERMIT PROCEDURES; HOMER CITY CODE 21.60.140, TEMPORARY SIGNS-PUBLIC RIGHTS-OF-WAY; AND HOMER CITY CODE 21.60.160, VIOLATIONS; REGARDING THE REGULATION OF SIGNS.

THE CITY OF HOMER ORDAINS:

Section 1. Homer City Code 21.60.040, Definitions, is amended to read as follows:

21.60.040 Definitions. ~~In~~ ~~For the purpose of this chapter,~~ **in addition to terms defined in HCC §21.03.040,** the following words and phrases shall have the meanings set forth in this section chapter.

"Abandoned sign-" ~~means a Any sign containing copy~~ that refers to a business or activity that is no longer being conducted or pursued.

"Animated sign-" **means a** ~~Any sign~~ that uses flashing lights, movement or change of lighting to depict action or create a special effect or scene, **or that includes characters, letters, or illustrations whose message changes at least one time per day; provided that a changing-** ~~A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature~~ **does not cause a sign to be** ~~shall be considered a time and temperature portion of a sign and not an animated sign for purposes of this chapter.~~

"Banner-" **means a** ~~Any sign~~ of lightweight fabric or similar material that is **attached to a rigid structure along its entire circumference** ~~mounted to a pole or a building by a permanent frame at one or more edges. A flag, as defined in HCC § 21.60.040, shall not be considered a banner.~~

"Beacon-" **means a** ~~Any sign~~ **that emits** ~~with one or more beams~~ **of light,** capable of being directed in **one or more** ~~any director or directions or capable of being rotated or moved.~~

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

P:\PACKETS\PCPacket 2011\Ordinance\Sign\Draft Sign Ord. 8.26.11 Public Hearing.docx

45 "Building marker-" means a wall ~~Any~~ sign cut or etched into masonry, bronze, or similar  
46 material that includes only the building name, date of construction, or historical data on historic  
47 site.

48 "Building sign-" means a ~~Any~~ sign that is attached to and supported by any part of a  
49 building, but that is not a freestanding sign unless it is supported in whole or in part by  
50 structures or supports that are placed on, or anchored in, the ground and that are independent  
51 from any building or other structure.

52 "Changeable copy sign-" means a ~~A~~ sign that includes or portion thereof with  
53 characters, letters, or illustrations that can be changed or rearranged without altering the face or  
54 the surface of the sign, and ~~A~~ sign on which the message changes less often ~~more~~ than one time  
55 per day ~~shall be considered an animated sign and not a changeable copy sign for purposes of this~~  
56 ~~chapter;~~ provided that a ~~A~~ changing sign on which the only copy that changes is an electronic  
57 or mechanical indication of time or temperature does not cause a sign to be ~~shall be considered~~  
58 ~~a time and temperature portion of a sign and not a changeable copy sign for purposes of this~~  
59 ~~chapter.~~

60 "Commercial message-" means letters, graphic material or a combination thereof ~~Any~~  
61 sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls  
62 attention to a business, brand, product, service or other commercial activity.

63 "Department." ~~The Planning and Zoning division or department of the City.~~

64 "Electoral sign-" means a ~~Any~~ sign used for the purpose of advertising or promoting a  
65 political party, or the election or defeat of a candidate, initiative, referendum or proposition at an  
66 election.

67 "Flag-" means the flag ~~Flags~~ of the United States, the State, the City, a foreign nations  
68 having diplomatic relations with the United States, and any other flag adopted or sanctioned by  
69 an elected legislative body of competent jurisdiction. ~~A flag shall not be considered a banner for~~  
70 ~~purposes of this chapter.~~

71 "Freestanding sign-" means a ~~Any~~ sign supported, in whole or in part, by structures or  
72 supports that are placed on, or anchored in, the ground and that are independent of ~~from~~ any  
73 building or other structure.

74 "Ground sign-" means ~~A~~ ground sign is a freestanding sign that is placed directly on the  
75 ground with having or appearing to have a foundation or solid base beneath 50 percent or more  
76 of the longest horizontal dimension of the sign.

77 "Handbill." ~~Any flyer, notice or brochure advertising or promoting any product, business,~~  
78 ~~cause, political candidate or issue, and intended for distribution to the general public.~~

79 "Incidental sign-" means an ~~A~~ sign, generally informational, or directional sign that is  
80 incidental and subordinate ~~has a purpose secondary to a principal~~ the use of the lot on which  
81 it is located, such as "no parking," "entrance," "loading only," "telephone," and other similar  
82 directives. No sign with a ~~and that bears no~~ commercial message that is legible from outside  
83 that ~~a position off the lot on which the sign is located shall be considered incidental.~~

84 "Lot." ~~See HCC § 21.32.030.~~

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

85 "Marquee." ~~Any permanent roof like structure projecting beyond a building or extending~~  
86 ~~along and projecting beyond the wall of the building, generally designed and constructed to~~  
87 ~~provide protection from the weather.~~

88 "Marquee sign-" means a Any sign attached in any manner to, in any manner, or made a  
89 part of, a permanent roof-like structure projecting beyond a building, generally designed  
90 and constructed to provide protection from the weather marquee.

91 "~~Non-conforming sign." Any lawfully pre-existing sign that does not conform to~~  
92 ~~regulations of this chapter that became applicable after erection of the sign.~~

93 "Official traffic control device" means a sign not inconsistent with Alaska Statutes  
94 Title 28, placed or erected by authority of a state or municipal agency or official having  
95 jurisdiction, for the purpose of traffic regulating, warning and guiding.

96 "Off-premise sign-" means a ~~A~~ sign containing a ~~commercial or non-commercial~~  
97 message drawing attention to goods or services, business or other activity not offered or  
98 conducted on the lot on which the sign is located.

99 "Pennant-" means a Any lightweight plastic, fabric, or other material, whether or not  
100 containing a message of any kind suspended from a rope, wire, or string, usually in series,  
101 designed to move in the wind.

102 "Permanent sign" means a sign that is not a temporary sign.

103 "~~Portable sign." means a Any sign not permanently attached to the ground or other~~  
104 ~~permanent structure, or a sign designed to be transported, including signs designed to be~~  
105 ~~transported by means of wheels; signs converted to A or T frames; menu and sandwich board~~  
106 ~~signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on~~  
107 ~~vehicles parked and visible from the public right of way, unless said vehicle is used in the~~  
108 ~~normal day to day operations of the business.~~

109 "Principal building-" means a ~~The~~ building in which is ~~conducted~~ the principal use of the  
110 lot is conducted ~~on which it is located~~. Lots with multiple principal uses may have multiple  
111 principal buildings, but storage buildings, garages, and other accessory structures shall not be  
112 considered principal buildings.

113 "Projecting sign-" means a Any building sign attached affixed to a building or wall and  
114 that protrudes in such a manner that its leading edge extends more than six inches beyond the  
115 surface of the such building or wall.

116 "Public sign-" means ~~A Public Sign is an~~ off-premise off-premises sign placed by a  
117 governmental agency to that provides direction or information, or to identify or identifies  
118 public facilities such as parks, playgrounds, libraries, or schools or ~~to~~ a distinct area of the City,  
119 such as Pioneer Avenue, the Homer spit, Old Town and entrances to the City. ~~Public Signs may~~  
120 ~~identify categories of services available, but may not carry any other commercial message.~~  
121 Public signs are non-regulatory.

122 "Residential sign-" means a Any sign located in the Rural Residential, Residential Office  
123 or Urban Residential zoning districts that contains no commercial message except for advertising  
124 for goods or services legally offered on the premises where the sign is located, if offering such  
125 services at such location conforms to ~~with~~ all requirements of the zoning code.

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

126 "Roof sign, integral-" means a ~~Any~~ sign erected and constructed as an integral part of a  
127 ~~normal~~ the roof of a building structure, such that no part of the sign extends vertically more than  
128 two feet above the highest portion of that roof of which it is a part.

129 "Setback-" means the ~~The~~ distance between a sign located on a lot and the closest lot  
130 ~~line and the sign.~~

131 "Sign-" means a ~~Any~~ device, fixture, placard, or structure that uses any color, form,  
132 graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the  
133 purpose of a person or entity, or to communicate information of any kind to the public.

134 "~~Suspended sign-~~" ~~A sign that is suspended from the underside of a horizontal plane~~  
135 ~~surface and is supported by such surface.~~

136 "Temporary sign-" means a ~~Any~~ sign that is not affixed permanently to a building or  
137 to a permanent support or foundation, used only temporarily and is not permanently mounted  
138 including without limitation menu or sandwich board signs.

139 "Wall sign-" means a ~~Any~~ sign attached parallel to, but within six inches of, a wall,  
140 painted on the ~~wall surface of~~, or erected and confined within the limits of an outside wall of any  
141 building or structure, which is supported by such ~~wall of~~ building or structure, and which  
142 displays only one sign surface.

143 "Window sign-" means a ~~Any~~ sign, pictures, symbol, or combination thereof, designed to  
144 communicate information about an activity, business, commodity, event, sale, or service, that is  
145 placed inside a window or upon the window panes or glass and is visible from the exterior of the  
146 window.

147  
148 Section 2. The title and subsection (a) of Homer City Code 21.60.060, Signs allowed on  
149 private property with and without permits, are amended to read as follows:

150  
151 21.60.060 Signs allowed on private property with and without permits. a. Signs shall be  
152 allowed on private property in the City ~~in accordance with, and~~ only in accordance with Table 1.  
153 If the letter "A" appears for a sign type in a column, such sign type is allowed without prior  
154 permit approval in the zoning district represented by that column. If the letter "P" appears for a  
155 sign type in a column, such sign type is allowed only with prior permit approval in the zoning  
156 districts represented by that column. Special conditions may apply in some cases. If the letter  
157 "N" appears for a sign type in a column, such a sign type is not allowed in the zoning districts  
158 represented by that column under any circumstances. If the letters "PH" appear for a sign  
159 type in a column, such sign type is allowed in the zoning districts represented by that  
160 column only with prior approval by the Commission after a public hearing.

161 b. Although permitted under the previous paragraph, a sign designated by an "AP"  
162 or "PS" in Table 1 shall be allowed only if:

163 1. The sum of the area of all building and free standing signs on the lot does  
164 not exceed ~~conforms with~~ the maximum permitted sign area for the zoning district in  
165 which the lot is located as specified in Table 2; and

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

166 2. The characteristics of the sign conform ~~to with~~ the limitations of Table 3;  
167 Permitted Sign Characteristics, and with any additional limitations on characteristics  
168 listed in Table 1 or Table 2.

169 c. Any sign type that is not listed on the following tables is prohibited ~~are not~~  
170 ~~permitted, with or without a permit.~~

171  
172 Section 3. The Key to Tables 1 through 3 that follows Homer City Code 21.60.060,  
173 Signs on private property, is amended to read as follows:  
174

KEY to Tables 1 through 3	
RR Rural Residential	GBD Gateway Business District
UR Urban Residential	GC1 General Commercial 1
RO Residential Office	GC2 General Commercial 2
INS Institutional Uses Permitted in Residential Zoning Districts (a)	<u><b>EEMU East End Mixed Use</b></u>
CBD Central Business District	MC Marine Commercial
TC Town Center District	MI Marine Industrial
	OSR Open Space Recreation
	PS Public Sign Uses Permit
<p><u><b>A</b></u> <u><b>P</b></u> = Allowed without sign permit  <u><b>P</b></u> <u><b>S</b></u> = Allowed only with sign permit  <b>N</b> = Not allowed  <b>PH</b> = Allowed only upon approval by the Planning Commission after a public hearing</p>	
<p>For parenthetical references, e.g., "(a)," see Notes following graphical portion of table.</p>	

175  
176  
177 Section 4. Table 1 following Homer City Code 21.60.060, Signs on private property, is  
178 amended to read as follows:  
179

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

180

Sign Type	RR	UR	RO	INS (a)	CBD	TC	GBD	GC 1	GC 2	<u>EEM</u> <u>U</u>	MC	MI	OSR	P
<u>Freestanding</u>														
Residential (b)	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	N	N	<u>N</u>	N	N	<u>AP</u>	<u>P</u>
Other (b)	N	N	N	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u> (jk)	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	N	<u>P</u>
Incidental (c)	N	N	<u>AP</u> (d)	<u>AP</u> (d)	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>A</u>	<u>AP</u>	<u>AP</u>	N	N
<u>Building</u>														
Banner	N	N	N	N	<u>PS</u>	<u>PS</u>	N	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	N	N
Building Marker (e)	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>A</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	N
Identification (d)	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>A</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	N
Incidental (c)	N	N	<u>AP</u> (f)	<u>AP</u> (c)	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>A</u>	<u>AP</u>	<u>AP</u>	N	N
Marquee (g)	N	N	N	N	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	N	N
Projecting (g)	N	N	N	N	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	N	N
Residential (b)	<u>AP</u>	<u>AP</u>	<u>AP</u>	N	<u>AP</u>	<u>AP</u>	<u>AP</u>	N	N	<u>N</u>	N	N	<u>AP</u>	N
Roof	N	N	N	N	N	N	N	N	N	<u>N</u>	N	N	N	N
Roof, Integral	N	N	N	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	N	N
<u>Suspended</u> (g)	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>N</u>	<u>N</u>
Temporary (gh)	<u>AN</u>	<u>AN</u>	<u>AN</u>	<u>AN</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>A</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>
Wall	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	<u>AP</u>	<u>AP</u>
Window	N	N	<u>AP</u>	N	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	N	N
<u>Miscellaneous</u>														
Banner (c)	N	N	N	N	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>P</u>	<u>PS</u>	<u>PS</u>	N	N
Flag (hi)	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>A</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>	<u>AP</u>
Portable	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>	<u>S</u>	<u>N</u>	<u>N</u>

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

181 Notes to Table 1:

182 a. This column does not represent a zoning district. It applies to institutional uses permitted under  
183 the zoning code in the RR, UR and RO zoning districts. Institutional is defined as an established  
184 organization or corporation of a public, non-profit, or public safety/benefit nature, i.e., schools, churches,  
185 and hospitals.

186 b. No commercial message allowed on sign, except for a commercial message drawing attention to  
187 goods or services legally offered on the lot, except signs approved by the state of Alaska Department of  
188 Transportation and signs that meet the requirements of HCC § 21.60.092.

189 c. No commercial message of any kind allowed on sign if such message is legible from any location  
190 off the lot on which the sign is located.

191 d. Only address and name of occupant allowed on sign.

192 e. May include only building name, date of construction, or historical data on historic site; must be  
193 cut or etched into masonry, bronze, or similar material.

194 f. No commercial message of any kind allowed on sign.

195 ~~g. If such a sign is suspended or projects above a public right of way, the issuance and continuation~~  
196 ~~of a sign permit shall be conditioned on the sign owner obtaining and maintaining in force liability~~  
197 ~~insurance for such a sign in such form and such amount as the City planner may reasonably from time to~~  
198 ~~time determine, provided that the amount of such liability insurance shall be at least \$500,000 per~~  
199 ~~occurrence per sign.~~

200 ~~g~~h. The conditions of HCC § 21.60.130 of this ordinance apply.

201 ~~h~~i. Flags of the United States, the state, the city, foreign nations having diplomatic relations with the  
202 United states and any other flag adopted or sanctioned by an elected legislative body of competent  
203 jurisdiction. These flags must be flown in accordance with protocol established by the Congress of the  
204 United states for the stars and stripes. Any flag not meeting any one or more of these conditions shall be  
205 considered a banner sign and shall be subject to regulations as such.

206 ~~i~~j. Permitted on the same terms as a temporary sign, in accordance with HCC § 21.60.130, except  
207 that it may be free standing.

208 ~~j~~k. The main entrance to a development in GBD may include one ground sign announcing the name  
209 of the development. such sign shall consist of natural materials. Around the sign grass, flowers and shrubs  
210 shall be placed to provide color and visual interest. The sign must comply with applicable sign code  
211 requirements.

212  
213 Section 5. Table 2 following Homer City Code 21.60.060, Signs on private property, is  
214 amended to read as follows:

Table 2. Maximum Total Sign Area Per Lot by Zoning District

**Table 2 Part A**

The maximum combined total area of all signs, in square feet, except incidental, building marker and flags (b) shall not exceed the following according to district:

R	UR	RO	RO (e)	INS (a)	OSR	PS (d)
4	4	6	50	20	4	32

**Table 2 Part B**

In all other districts not described in Table 2 Part A, the maximum combined total area of all signs, in

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

square feet, except incidental, building marker and flags, shall not exceed the following:

<u>Square feet of wall frontage (c):</u>	<u>Maximum allowed sign area per lot:</u>
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.
<del>2000</del> to 349	50 s.f.
<u>0 to 199</u>	<u>30 s.f.</u>

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%. This additional sign area can only be used to promote or identify the building or complex of buildings.

In all districts covered by Table 2 Part B, freestanding signs, when otherwise allowed, shall not exceed the following limitations:

Only one freestanding sign is allowed per lot, except one freestanding Public Sign may be additionally allowed. A freestanding sign may not exceed ten (10) feet in height. The sign area on a freestanding sign (excluding a Public Sign) shall be included in the calculation of maximum allowed sign area per lot and shall not exceed the following:

One business or occupancy in one building – 36 sq ft

Two independent businesses or occupancies or principal buildings in any combination – 54 sq ft

Three independent businesses or occupancies or principal buildings in any combination – 63 sq ft

Four or more independent businesses or occupancies or principal buildings in any combination – 72 sq ft

215  
216 **Section 6.** Table 3 following Homer City Code 21.60.060, Signs on private property, is  
217 amended to read as follows:  
218

Sign Type	Table 3.											
	RR	UR	RO	INS (a)	CBD	TC	GBD	GC1	GC2	<u>EEMU</u>	MC	MI
Animated (b)	N	N	N	N	<b><u>PS</u></b>	<b><u>PS</u></b>	N	<b><u>PS</u></b>	N	<b><u>P</u></b>	<b><u>PS</u></b>	N
Changeable Copy (c)	N	N	N	N	<b><u>PS</u></b>	<b><u>PS</u></b>	N	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>P</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>
Illumination Internal	N	N	N	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>	N	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>P</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>
Illumination External	N	N	N	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>P</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>
Neon (d)	N	N	N	N	<b><u>PS</u></b>	<b><u>PS</u></b>	N	<b><u>PS</u></b>	<b><u>PS</u></b>	<b><u>P</u></b>	<b><u>PS</u></b>	<b><u>PS</u></b>

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

Notes to Table 3

- a. The INS column does not represent a zoning district. It applies to institutional uses permitted under the zoning code in the RR, UR and RO zoning districts. Institutional is defined as an established organization or corporation of a public, non-profit or public safety/benefit nature, *i.e.*, schools, churches and hospitals.
- b. Animated signs may not be neon or change colors or exceed three square feet in area.
- c. Changeable Copy signs must be wall or pole mounted, and may not be flashing.
- d. Neon signs may not be flashing and may not exceed 32 square feet.
- e. The PS column does not represent a zoning district. It applies to Public Signs permitted under the zoning code, in all zoning districts.

219  
220 Section 7. Homer City Code 21.60.070, Permits required, is amended to read as follows:  
221

222 21.60.070 Sign permits ~~Permits required.~~ a. No person may place, construct, erect or  
223 modify a sign for which ~~If a sign requiring a provision of this chapter requires a permit~~  
224 without first obtaining a permit for the sign ~~under this section the provisions of this chapter is~~  
225 ~~to be placed, constructed, erected, or modified on a lot, the owner of the lot shall secure a sign~~  
226 ~~permit prior to the construction, placement, erection, or modification of such a sign in~~  
227 ~~accordance with the requirements of HCC § 21.60.120.~~

228 b. Applications. An application for a sign permit shall be submitted to the  
229 Department on an application form or in accordance with application specifications  
230 published by the Department. An application for a permit for a sign that is not an off-  
231 premise sign shall be submitted by the owner of the lot where the sign is to be located, or by  
232 a tenant leasing all or part of the lot when the sign names, advertises, or calls attention to a  
233 business, brand, product, service or other commercial activity of the tenant.

234 c. Fees. An application for a sign permit shall be accompanied by the applicable  
235 fees established by the Homer City Council from time to time by resolution.

236 d. Action. Within seven working days after the submission of a complete  
237 application for a sign permit, the Department shall either:

238 1. Issue the sign permit, if each sign that is the subject of the application  
239 conforms in every respect with the requirements of this chapter; or

240 2. Reject the sign permit if a sign that is the subject of the application  
241 fails in any way to conform to the requirements of this chapter. In case of rejection,  
242 the Department shall specify in the rejection the section or sections of this chapter to  
243 which the sign does not conform.

244  
245 Section 8. Homer City Code 21.60.090, Signs in the public right-of-way, is amended to  
246 read as follows:  
247

248 21.60.090 Permanent sSigns in the public rights-of-way. No person may place,  
249 construct or erect a permanent ~~sign shall be allowed in a~~ the public right-of-way, except for  
250 the following:

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

P:\PACKETS\PCPacket 2011\Ordinance\Sign\Draft Sign Ord. 8.26.11 Public Hearing.docx

- 251 a. ~~Permanent Signs. Only the following permanent signs, including:~~  
252 **a1. Official traffic control devices.**  
253 **b. Public signs erected by or on behalf of a governmental body to post legal notices,**  
254 **identify public property, convey public information, and direct or regulate pedestrian or**  
255 **vehicular traffic;**  
256 **c2. Informational signs of a public utility regarding its poles, lines, pipes, or facilities;**  
257 **and**  
258 **d3. Signs containing commercial messages that have been must be approved by the**  
259 **State of Alaska Department of Transportation, ~~Tourist Oriented Directional Signing Program.~~**  
260 ~~b. Temporary Signs. Temporary signs for which a permit has been issued in~~  
261 ~~accordance with HCC § 21.60.140, which shall be issued only for signs meeting the following~~  
262 ~~requirements:~~  
263 1. ~~The signs shall contain no commercial message; and~~  
264 2. ~~The signs shall be no more than two square feet in area each.~~  
265 3. ~~Notwithstanding (1) and (2), such signs calling attention to civic events~~  
266 ~~shall be no more than four square feet in area, if freestanding, or if street banner, may not~~  
267 ~~exceed the width of traveled portion of road.~~  
268 ~~e. Emergency signs. Emergency warning signs erected by a governmental agency, a~~  
269 ~~public utility company, or a contractor doing authorized or permitted work within the~~  
270 ~~public right of way.~~  
271 ~~d. Other Signs Forfeited. Any sign installed or placed on public property, except in~~  
272 ~~conformance with the requirements of this section, shall be forfeited to the City and subject to~~  
273 ~~confiscation. In addition to other remedies hereunder, the City shall have the right to recover~~  
274 ~~from the owner or person placing such a sign the full costs of removal and disposal of such sign.~~

275  
276 Section 9. Homer City Code 21.60.100, Signs exempt from regulation under this chapter,  
277 is amended to read as follows:

278  
279 21.60.100 Signs exempt from regulation under this chapter. The following signs shall be  
280 exempt from regulation under this chapter:

- 281 a. Any **sign bearing only a public notice or warning** required by a valid and applicable  
282 federal, state, or local law, regulation, or ordinance.  
283 b. **Any emergency warning signs erected by a governmental agency, a public utility**  
284 **company, or a contractor doing authorized or permitted work within a public right-**  
285 **of-way.**  
286 c. Any sign inside a building, not attached to a window or door, that is not legible from a  
287 distance of more than three feet beyond the lot line of the lot or parcel on which such sign is  
288 located,  
289 **de.** Works of art that do not contain a commercial message;  
290 **ed.** Holiday lights between October 15 and April 15;

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

291 fe. Traffic control signs on private property, such as a stop sign, a yield sign, and similar  
292 signs, the face of which meet Department of Transportation standards and that contain no  
293 commercial message of any sort.

294 gf. Signs in existence before February 11, 1985, but such signs shall not be replaced,  
295 moved, enlarged, altered, or reconstructed except in compliance with this chapter.

296  
297 Section 10. Homer City Code 21.60.110, Signs prohibited under this chapter, is amended  
298 to read as follows:

299  
300 21.60.110 Signs prohibited under this chapter. All signs not expressly permitted under  
301 this chapter or exempt from regulation hereunder in accordance with HCC § 21.60.100 are  
302 prohibited in the City. Without limiting the foregoing, examples of prohibited signs include:

- 303 a. Beacons;  
304 b. Pennants;  
305 c. Strings of lights not permanently mounted to a rigid background, except those exempt  
306 under HCC § 21.60.100;  
307 d. Inflatable signs and tethered balloons;  
308 e. Animated signs that are neon, change colors, or exceed three square feet in area;  
309 f. Placement of hand bills, flyers, or bumper stickers on parked vehicles other than by  
310 owner;

311 g. A sign on a motor vehicle or trailer that is parked on or off a business premises  
312 for the primary purpose of displaying the sign. It will be presumed that a motor vehicle or  
313 trailer bearing a sign is parked for the primary purpose of displaying the sign if the sign is  
314 both:

- 315 1. Legible from a public right-of-way at a distance of 100 feet or more, and;  
316 2. The motor vehicle or trailer is parked at the same location continuously  
317 for four or more hours, or on a recurring daily schedule.

318 hg. Abandoned signs, which shall be removed by the owner or lessee, if any, of the lot  
319 upon which the signs are located. If such owner or lessee fail to remove such signs after an  
320 opportunity for a hearing before the Planning Commission and fifteen days written notice to  
321 remove given by the City, then (i) the owner or lessee has committed a violation, and (ii) the City  
322 may remove the signs and collect the cost of removal from such owner or lessee, who shall be  
323 jointly and severally liable for such cost.

324  
325 Section 11. Homer City Code 21.60.120, General permit procedures, is repealed.

326  
327 Section 12. Homer City Code 21.60.130, Temporary signs-private property, is amended  
328 to read as follows:

329  
330 21.60.130 Temporary signs-Private property. a. General. All temporary signs are  
331 subject to the following requirements:

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

332 1. A temporary sign may not be an illuminated, animated, or changeable  
333 copy sign.

334 2. Unless a smaller area is required by another provision of this chapter, the  
335 area of a temporary sign shall not exceed 16 square feet.

336 3. A temporary sign whose message pertains to a specific date, event, or time  
337 period shall not be displayed for more than seven days after that date or the  
338 conclusion of the event or time period.

339 b. Commercial. A temporary sign that bears a commercial message is on private  
340 property shall be allowed subject to the following requirements:

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

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

345 1b. The sign may not be an off-premise sign.

346 2. There may be no more than Only one such temporary sign per lot is allowed.

347 3. The purpose of the sign shall be limited to the following

348 i. Advertising the property on which the sign is located for sale or for  
349 rent; or

350 ii. Advertising a temporary sale of household goods on a lot occupied  
351 by a dwelling.

352 c. Non-commercial. Temporary signs that do not bear a commercial message are  
353 allowed in any number, subject to the square footage limitations in this chapter.

354  
355 Section 13. Homer City Code 21.60.140, Temporary signs-Public right-of-way, is  
356 repealed.

357  
358 Section 14. Homer City Code 21.60.150, Time of compliance-Nonconforming signs and  
359 signs without permits, is amended to read as follows.

360  
361 21.60.150 Time of compliance-Nonconforming signs and signs without permits. a.  
362 Except as otherwise provided herein, the owner of any lot or other premises on which exists a  
363 sign that does not conform with the requirements of this chapter or for which there is no current  
364 and valid sign permit must remove such sign or, in the case of a nonconforming sign, bring it  
365 into conformity with the requirements of this chapter.

366 b. Signs that were prohibited by Ordinance 84-33(S), as amended by Ordinances 86-18,  
367 89-8 and that are prohibited in this chapter are illegal and must be removed immediately.

368 c. Any sign that was constructed and continues to be maintained in accordance with the  
369 applicable ordinances and other laws that existed prior to an amendment to this code, but which  
370 becomes unlawful as a result of an amendment to this code, is lawfully nonconforming. A sign  
371 that is lawfully nonconforming under this subsection may remain in place and continue to be  
372 maintained until the information on the face of the sign is changed, or for a period of three  
373 years ~~one year~~ after the effective date of the amendment, whichever occurs first. If any action

[Bold and underlined added. Deleted language striken through.]

374 is taken that increases the degree or extent of the nonconformity with the amended code, the sign  
375 loses lawful nonconforming status and must be removed immediately. ~~A change in the~~  
376 ~~information on the face of an existing nonconforming sign is allowed.~~ At the end of the period  
377 during which the lawfully nonconforming sign is allowed to remain in use, the sign shall either  
378 be removed or the owner must obtain a permit, if required, and complete all other steps and make  
379 any modifications necessary to bring it into full compliance with this code.

380 d. Any sign that was constructed and continues to be maintained in accordance with the  
381 applicable laws that governed territory prior to its annexation to the City, but which becomes  
382 unlawful under this code as a result of annexation to the City, is lawfully nonconforming. A sign  
383 that is lawfully nonconforming under this subsection may remain in place and continue to be  
384 maintained **until the information on the face of the sign is changed, or** for a period of one year  
385 after the later of (i) the effective date of the annexation of the territory or (ii) the effective date of  
386 the ordinance that assigns the territory in which the sign is located to a zoning district under the  
387 Homer zoning code, **whichever occurs first**. If any action is taken that increases the degree or  
388 extent of the nonconformity with the code, the sign loses lawful nonconforming status and must  
389 be removed immediately. ~~A change in the information on the face of an existing nonconforming~~  
390 ~~sign is allowed.~~ At the end of the period during which the lawfully nonconforming sign is  
391 allowed to remain in use, the sign shall either be removed or the owner must obtain a permit, if  
392 required, and complete all other steps and make any modifications necessary to bring it into full  
393 compliance with this code.

394 **(e) Notwithstanding the remainder of this section, a nonconforming banner or**  
395 **temporary sign shall be removed no later than January 1, 2012.**

396  
397 Section 15. Homer City Code 21.60.160, Violations, is repealed.

398  
399 Section 16. Homer City Code 21.60.170, Enforcement and remedies, is amended to read  
400 as follows:

401  
402 21.60.170 Enforcement and remedies. In addition to the remedies provided in HCC  
403 Chapter 21.90, violations of this chapter are subject to the following remedies:

404 a. A person designated to enforce this title under HCC 21.90.020 may remove a  
405 temporary sign placed in a public right-of-way in violation of this chapter. The person  
406 responsible for the illegal placement shall be liable for the cost incurred in removing the  
407 sign. ~~Any violation or attempted violation of this chapter or of any condition or requirement~~  
408 ~~adopted pursuant hereto may be restrained, corrected, or abated, as the case may be, by~~  
409 ~~injunction or other appropriate proceedings pursuant to law.~~

410 b. Notwithstanding any other provision of this title:

411 1. An appeal to the Planning Commission from an enforcement order that  
412 requires the abatement or removal of a temporary sign placed on private property  
413 in violation of this chapter must be filed within seven days after the date of  
414 distribution of the enforcement order to the person whose property is the subject of  
415 the enforcement order.

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

416 **2. An appeal from a final decision of the Planning Commission regarding an**  
417 **enforcement order that requires the abatement or removal of a temporary sign**  
418 **placed on private property in violation of this chapter must be taken directly to the**  
419 **Superior Court** ~~A violation of this chapter shall be considered a violation of the zoning~~  
420 ~~code of the City, subject prosecution and, upon conviction, subject to fines pursuant to~~  
421 ~~HCC § 21.90.100.~~

422 ~~e. The City shall have and may exercise all remedies provided for or allowed by City~~  
423 ~~code or other law for the violation of the zoning code.~~

424 ~~d. All remedies provided herein shall be cumulative. To the extent that state law may~~  
425 ~~limit the availability of a particular remedy set forth herein for a certain violation or a part~~  
426 ~~thereof, such remedy shall remain available for other violations or other parts of the same~~  
427 ~~violation.~~

428  
429 Section 17. Sections 1 through 16 of this Ordinance are of a permanent and general  
430 character and shall be included in the City Code.

431  
432 Section 18. This Ordinance shall become effective on January 1, 2012.

433  
434 ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA, this \_\_\_\_\_ day of  
435 \_\_\_\_\_ 2011.

436  
437 CITY OF HOMER

438  
439  
440  
441 \_\_\_\_\_  
442 JAMES C. HORNADAY, MAYOR

443 ATTEST:

444  
445  
446 \_\_\_\_\_  
447 JO JOHNSON, CMC, CITY CLERK

448  
449 YES:

450 NO:

451 ABSTAIN:

452 ABSENT:

453  
454 First Reading:

455 Public Hearing:

456 Second Reading:

457 Effective Date:

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

458

459 Reviewed and approved as to form:

460

461

462

463 \_\_\_\_\_  
Walt E. Wrede, City Manager

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

\_\_\_\_\_  
Thomas F. Klinkner, City Attorney

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

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

P:\PACKETS\PCPacket 2011\Ordinance\Sign\Draft Sign Ord. 8.26.11 Public Hearing.docx

10/10/10



10/10/10

10/10/10

10/10/10

10/10/10



10/10/10



## Shelly Rosencrans

---

**From:** Alaska's Hallo Bay Bear Camp [hallobay@acsalaska.net]  
**Sent:** Friday, September 02, 2011 9:11 AM  
**To:** Jones, Kevin L (DOT)  
**Cc:** High, Carl S (DOT); Simpson-Golden, Danika L (DOT); Bailey, Jennifer L Q (DOT); millimom@xyz.net; Department Planning  
**Subject:** Re: Signage on State property and Roadside Trailer Advertising  
**Attachments:** hallobay.vcf

Good Morning Kevin,

Thank you for your response to my letter of comment on the upcoming Sign Commission Meeting.

As a property and business owner in Homer and Kenai Peninsula Borough, I appreciate the opportunity to give my opinion regarding questionable signage practices in my Community and Borough.

I have now done my part as a resident of Homer to keep our small community looking neat and orderly to our residents and all who may chance to visit. There is nothing more I can do now, except to put my faith and trust that others have more foresight than I in these matters of maintaining a semblance of order in our wonderful Community, Borough and State.

Sincerely,

Clint Hlebechuk

On 9/1/2011 12:06 PM, Jones, Kevin L (DOT) wrote:  
Mr. Hlebechuk,

I apologize I wasn't able to respond sooner but schedules and work load have been very hectic here. I was able to complete a fence line inspection of the Homer Airport this morning just to ensure that nothing had changed, and all signage I saw is still in compliance with current State regulations. An airport property leaseholder or sub-leaseholder is allowed approved signage for their place of business on airport property. The signage can be placed on the fence line that fronts the lease lot and/or on their building/hangar. All signage I observed this morning met this criteria. I also inspected the Sterling Highway from milepost 169 to the end of the Homer Spit and I was not able to locate any trailer mounted portable advertising. Between local maintenance and our Right of Way department we deal with this type of issue a lot. Due to manpower constraints and other priorities we're not always able to correct the issues as fast as we'd like to, and depending on the situation some of these types of signs are not illegal. If you'd like more information on the current State regulations regarding our Right of Way, please contact Danika Simpson-Golden at 269-0700. If you'd like more information regarding airport regulations, feel free to contact myself or Jennifer Bailey in Aviation Leasing at 269-0742. Thank you.

Kevin Jones  
State of Alaska D.O.T  
Homer Airport Manager  
235-5217

---

**From:** Alaska's Hallo Bay Bear Camp [<mailto:hallobay@acsalaska.net>]  
**Sent:** Tue 8/30/11 9:54 AM  
**Subject:** Fwd: RE: Signage on State property and Roadside Trailer Advertising

FYI and update: Roadside Trailer advertising has been reported at Homer Spit and more recently again, on the Sterling Hwy entering Homer. Apparently some have learned how to use the system, no concern for our community or community pride, but rather how much can they get before heading south.

Clint Hlebechuk

----- Original Message -----

**Subject:**RE: Signage on State property and Roadside Trailer Advertising

**Date:**Tue, 30 Aug 2011 06:47:16 -0800

**From:**Milli <millimom@xyz.net>

**To:**'Alaska's Hallo Bay Bear Camp' <hallobay@acsalaska.net>

Clint: Please forward this to: High, Carl S [carl\\_high@dot.state.ak.us](mailto:carl_high@dot.state.ak.us), and to Paul Seaton and Sen. Stevens. Carl is superintendent of DOT on the Peninsula. It wouldn't hurt to cc to Keven Jones [kevin\\_jones@dot.state.ak.us](mailto:kevin_jones@dot.state.ak.us) as well, he heads up the DOT at the airport.

These guys don't give up, do they?????

milli

---

**From:** Alaska's Hallo Bay Bear Camp [<mailto:hallobay@acsalaska.net>]

**Sent:** Monday, August 29, 2011 8:34 PM

**To:** [planning@ci.homer.ak.us](mailto:planning@ci.homer.ak.us)

**Subject:** Signage on State property and Roadside Trailer Advertising

To: Homer Advisory Planning Commission

RE: Your letter of August 26th inviting comments.

I wonder if it may be possible that Alaska could lose their Federal Highway Funding for failure to enforce the Federal Highway Beautification Act because of the ongoing roadside advertising? Perhaps this is something we might want to look into.

**Scenario #1 Homer Airport Security Fence:** (attached photo #1)

The Homer Airport fence, the entire length of FAA Drive, can you envision the advertising potential of dozens of companies placing banners like these shown in the photos the length of FAA Drive or worse, the entire airport perimeter. If one company is allowed to do this, then everyone should have the opportunity to place signage upon this State owned fence because in essence, we all own it. Perhaps "the fence" might become the "New, End of the Road Homer Community Billboard".

Is it possible that Homeland Security may have input to this type of signage in addition to the State of Alaska who seems to be the owner of the security fence? I mean if anyone can nail their business sign on a State of Alaska Airport fence with impunity, others could certainly ramp that ability up to a myriad of other State properties.

I believe State inspectors should demand the removal of these flapping banners. Perhaps the flapping sign owners could paint or attach their sign onto their building like the rest of Homer businesses. Why are they allowed special treatment?

On the other hand where does one apply for the permit to place their Homer business banners on this lucrative advertising space or does one just place their flapping banner on the now "suggested" rigid surface on any

available part of the fence because no one will enforce some common sense rules? I wager some company like "Cupid.com" would love to put a 50 foot banner on an Alaska Airport security fence or perhaps "Trojan Condoms" who have been advertising quite vigorously on the TV lately. Now wouldn't that make us all proud Homer citizens. Maybe we can join the UGLIEST SIGN IMAGE CONTEST, Homer could win! ENTER HERE

Personally, I do not rightfully believe any banners or signage should be placed upon a fence which serves as a security barrier to our local airport.

Please, would someone with someone with a little common sense and community pride please step up and enforce the clean up our Homer Airport security fence so we to can have a little pride in our community.

### **Scenario #2 Roadside Advertising on the Sterling Highway**

(attached photo #2 trailer parked in Sterling Highway rest area)

This type of advertising needs to be controlled or variations of it are going to become very popular very soon and you know what, there are no limits to how big these can go. A 40' foot van, two or three 40' foot vans end to end would make an astounding roadside sign and there is not a thing that currently can or is being be done about it. You have just seen the tip of the iceberg here, more is coming.

Here is a sample Essex and Here is another and Another

Buy A Moveable Trailer Advertisement Here

I believe the main problem with the various sign issues is the City and State are doing too little, too late and now we have an ugly growing problem that is very soon going to be totally out of control. Mark my words, just do nothing and watch our community began taking on the persona of a Mexican border town and our property values start declining.

You best check into you Scenic Byway funding here as well to see that its rating and or funding is not injured by some non-resident business showing us Alaskans how they do sign business in California.

To the Sign Planning Commission, I suggest that you have a fair ways yet to go to properly address the signage issues and problems in the works and yet to come. Your current effort is appreciated, but as a property owner in Homer, I am very disappointed in what I consider a very lackluster approach with the "proposed sign code changes".

Thank you for your time

Sincerely,

Clint Hlebechuk  
290 Crestwood Circle  
Homer, Alaska 99603  
907-235-1599



... of the ... ..  
 ... ..  
 ... ..  
 ... ..

... ..  
 ... ..  
 ... ..

... ..  
 ... ..  
 ... ..  
 ... ..

... ..  
 ... ..

... ..  
 ... ..  
 ... ..



... ..  
 ... ..  
 ... ..  
 ... ..

... ..  
 ... ..

... ..  
 ... ..  
 ... ..



## Shelly Rosencrans

---

**From:** Dotti Harness  
**Sent:** Tuesday, August 30, 2011 8:35 AM  
**To:** neonman@ptialaska.net  
**Cc:** Shelly Rosencrans; rabboud@ci.homer.ak.us  
**Subject:** RE: Homer's Sign Code

Darby,

Thank you for taking the time to comment.  
We'll forward your comments to the Planning Commission.  
There will be several public hearings so stay tuned.

Dotti Harness-Foster  
City of Homer  
Planning and Zoning Office  
435-3118

-----Original Message-----

**From:** [neonman@ptialaska.net](mailto:neonman@ptialaska.net) [<mailto:neonman@ptialaska.net>]  
**Sent:** Friday, August 26, 2011 8:19 PM  
**To:** Dotti Harness  
**Subject:** Re: Homer's Sign Code

Hi Dotti -

Since I will be unable to attend this meeting, I wanted to give some feedback that I hope will be taken under consideration.

In response to the sandwich board signs, I agree that in general these are a problem. For those businesses that are established, making them mount their signs is a great idea. However, for those small and/or newer businesses, sandwich boards may be their only option to advertise until they get their business up and running in order to be able to afford mounted signs. I hope that these small/new businesses won't suffer due to larger, more established businesses who have taken advantage of cheap sandwich board signage.

In this case, I would propose that any business that is older than two years old and/or larger than a certain size would be required to have mounted signage. I would like to see new/small businesses have the option to keep sandwich boards until they too meet the two year/size requirements for mounted signs.

As for flapping banners, these absolutely should be mounted on better backing.

Thank you for letting me give my input into this matter.

Sincerely,

Darby Evans  
Neon of Alaska  
Anchorage, AK  
907-248-0185

> You are receiving this email because you are a business owner in Homer  
> or have indicated interest in Homer's Sign standards.

>  
>  
>  
>  
>

> The Homer Advisory Planning Commission has proposed changes to the  
> Sign Code.

>  
>  
>

> There will be a presentation on Wed., September 7, 2011 at 6:30pm at  
> City Hall that covers the basic proposed changes. Immediately  
> following the presentation there will be a Public Hearing.

>  
>  
>

> For specific questions, I welcome you to make an appointment to see  
> how the proposed changes could affect your business. Helpful during  
> the appointment will be sign and building measurements.

>  
>  
>

> The Draft Ordinance is on the Planning Departments web site:

>

> <http://www.cityofhomer-ak.gov/planning>

>  
>  
>

> You can submit comments via:

>

> Fax: 235-3148

>

> Email: [planning@ci.homer.ak.us](mailto:planning@ci.homer.ak.us)

>

> Mail: 491 E. Pioneer Avenue, Homer, Alaska 99603

>  
>  
>

> Dotti Harness-Foster

>

> City of Homer

>

> Planning and Zoning

>

> 907-235-3106

>  
>  
>  
>

## Shelly Rosencrans

---

**From:** Bearypatch [bearypatch@ak.net]  
**Sent:** Tuesday, August 30, 2011 5:10 PM  
**To:** Department Planning  
**Subject:** Thoughts to ponder!

Dear Planning & Zoning Council,

It has come to my attention that you are looking at removing sandwich boards in our town and changing business sign sizing.

I drove down Pioneer street yesterday and counted 7 sandwich boards, including mine, at The Ivory Goose Antique and Tea Emporium. Not one of them were in the pedestrian walk way/bike path. However, there are two of us that only have our sandwich boards out during our business hours. We bring them into our shops during none business hours. We believe this to be appropriate. Since we do not need to advertise while closed.

Since I personally have laid out a very large sum of money to have my sign hung on an attractive wooden frame, paid a rather large amount of money to have a specialty sign painted to put on that frame, I am not willing to comply with any changes to said signage. So...this letter is to inform you that I believe I like my sign just the way it is.

Now to the problem with signs in Homer. Over all...most of the business in Homer have tried to have attractive signs professionally designed. However, there are a few business signs out there that need to be culled out.

I personally don't think that taping words for a sign is too professional. If one can afford paint to paint scenery, one should think about painting the signage. Paper signage written by hand isn't acceptable, either.

I am not sure how in the world some of these signs passed the city code that stands. I like many of the other business owners have complied. I think that most of the signs in Homer are lovely. There are a few exceptions!

You must remember that Homer is a artist community, given to rare ideals and creative freedoms. Yes, we need guidelines to our signage for business. We do not need to become as neighboring communities, or Anchorage is having billboards/business complex multi-listings/plastic lit signage.

I believe we need to keep with a colorful artistic signage theme and as well as our building. My customers of 18yrs. have appreciated our individuality, here in Homer.

We need to clean up our lots and business properties more than anything. Why don't you spend time on that issue?

Most sincerely,

Coletta Walker  
The Beary Patch Bed & Breakfast  
The Ivory Goose Antique Emporium  
P.O. Box 1544  
Homer, Alaska 99603  
907-235-2483  
cell 299-2992

Department of Mathematics  
Cambridge University

Mathematics  
Department



Cambridge University

Department of Mathematics  
Cambridge University

Cambridge University

Department of Mathematics  
Cambridge University





# 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](mailto:Planning@ci.homer.ak.us)  
 Web Site [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

### STAFF REPORT PL 11-94

**TO:** Homer Advisory Planning Commission  
**THROUGH:** Rick Abboud, City Planner  
**FROM:** Julie Engebretsen, Planning Technician  
**MEETING:** September 7, 2011  
**SUBJECT:** Tietjen Lot F-2 Subdivision Preliminary Plat

**Requested Action:** Preliminary Plat approval for the creation of three from one large lot.

### GENERAL INFORMATION

Applicants:	Ernie Johnson 2850 Spruce Lane Homer, AK 99603	Roger Imhoff, RLS PO Box 2588 Homer, AK 99603
Location:	Corner of Meadow Drive and Spruce Lane	
Parcel ID:	17928009	
Size of Existing Lot(s):	4.34 acres	
Size of Proposed Lots(s):	1.319, 1.319 and 1.702 acres	
Zoning Designation:	General Commercial One District	
Existing Land Use:	vacant	
Surrounding Land Use:	North: Residential South: Residential East: Residential/vacant West: Vacant/new commercial	
Comprehensive Plan:	Goal 1 Object 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." (4-4)	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	Onsite water and wastewater.	
Public Notice:	Notice was sent to 25 property owners of 32 parcels as shown on the KPB tax assessor rolls.	

### ANALYSIS:

This subdivision is within the General Commercial One District. This plat reconfigures the original large parcel into three new lots. The lots meet the dimensional size requirements of the district (ten thousand square foot lot size minimum).

**Preliminary Approval, per KPB code 20.12.0060 Form and Contents Required.** The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

1. Within the title block:
  - a. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a map or plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
  - b. Legal description, location, date, and total area in acres of the proposed subdivision;
  - c. Name and address of owner and registered land surveyor;
  - d. Scale.

*Staff Response: The plat meets these requirements.*

2. North point;

*Staff Response: The plat meets these requirements.*

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

*Staff Response: The plat meets these requirements.*

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

*Staff Response: The plat meets these requirements. A vicinity map at a scale of 1/2 a mile would be preferred (easier to read).*

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

*Staff Response: Private parcels are shown. No public use areas other than Rights of Way are noted.*

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

*Staff Response: The plat meets these requirements. Public works requests a ten foot drainage easement along the eastern lot line. There is no code requirement for such an easement in this location.*

7. The names of adjacent subdivisions or an indication that the adjacent land is not subdivided.

*Staff Response: The plat does not meet these requirements. Staff recommends this be corrected prior to final plat.*

8. Approximate location of areas subject to inundation, flooding or storm water overflow. Indicate if a recognized flood plain is present. Identify and locate the major drainage systems.

*Staff Response: The plat meets these requirements.*

9. Approximate locations of areas subject to tidal inundation including the mean high water line.

*Staff Response: The plat meets these requirements (not applicable to this area).*

10. Block and lot numbering per Section 20.16.110 of the borough subdivision code.

*Staff Response: The plat meets these requirements.*

11. The general location of existing water and sewer utilities, and the intent and methods of the subdivision to utilize and access such utilities.

*Staff Response: The plat meets these requirements. Lots will be served by onsite water and sewer.*

12. Provide a contour map of the subdivision and road profiles if road grades exceed 6% on arterial and 10% on other streets.

*Staff Response: The plat meets these requirements. No Rights of Way are to be dedicated by this action.*

13. Identify and locate on the plat all areas in excess of 20% grade.

*Staff Response: The plat meets these requirements.*

#### **PUBLIC WORKS COMMENTS:**

1. A 20' radius should be dedicated at the intersection per HCC 11.04.090(b) (SW corner of lot F-2C.)
2. Request a 10 foot drainage easement along the east line of the subdivision.

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

#### **STAFF COMMENTS/RECOMMENDATIONS:**

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

1. Dedicate the required 20' radius at the corner of meadow Drive and Spruce Lane.
2. Consider creating a 10 foot drainage easement along the east side of the subdivision along the lot line.
3. Include the names of adjacent subdivisions on the plat.

#### **ATTACHMENTS**

1. Preliminary Plat
2. Vicinity Map



1. The first part of the document is a list of the main points of the report.

2. The second part of the document is a detailed description of the project.

3. The third part of the document is a list of the conclusions of the project.

4. The fourth part of the document is a list of the recommendations of the project.

5. The fifth part of the document is a list of the references of the project.

6. The sixth part of the document is a list of the appendices of the project.

7. The seventh part of the document is a list of the glossary of the project.

8. The eighth part of the document is a list of the index of the project.

9. The ninth part of the document is a list of the table of contents of the project.

10. The tenth part of the document is a list of the list of figures of the project.

11. The eleventh part of the document is a list of the list of tables of the project.

12. The twelfth part of the document is a list of the list of abbreviations of the project.

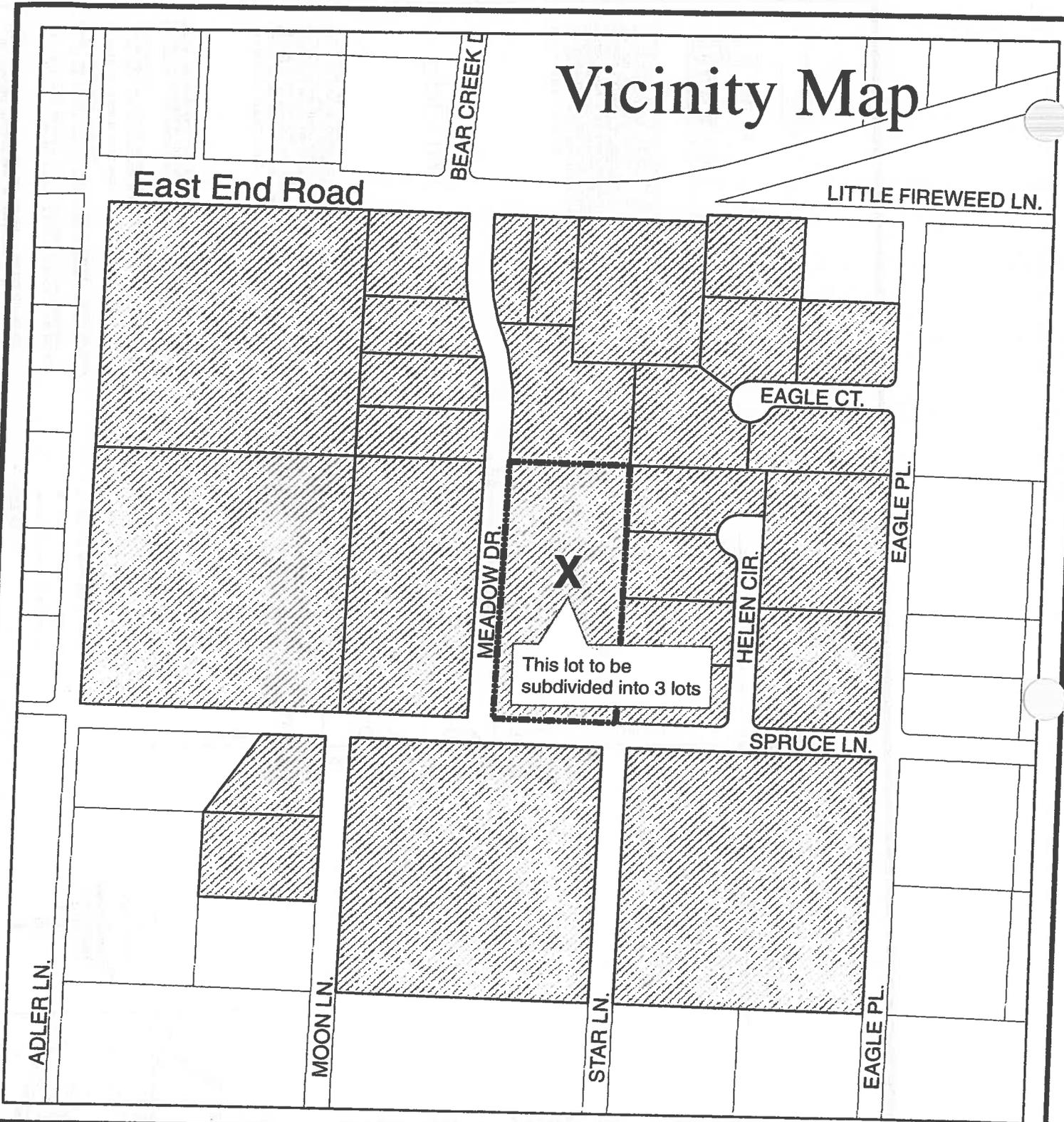
13. The thirteenth part of the document is a list of the list of symbols of the project.

14. The fourteenth part of the document is a list of the list of units of the project.





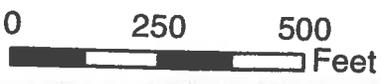
# Vicinity Map



City of Homer  
 Planning and Zoning Department  
 8/24/11

## Tietjen Lot F-2 Subdivision Preliminary Plat

Marked lots are w/in 500 feet and property owners notified.



*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) 235-3106  
 Fax (907) 235-3118  
 E-mail [Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)  
 Web Site [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

### STAFF REPORT PL 11-94

**TO:** Homer Advisory Planning Commission  
**THROUGH:** Rick Abboud, City Planner  
**FROM:** Julie Engebretsen, Planning Technician  
**MEETING:** September 7, 2011  
**SUBJECT:** Anderson 1980 L & J Subdivision Preliminary Plat

**Requested Action:** Preliminary Plat approval for the creation of three from one large lot.

### GENERAL INFORMATION

Applicants:	Laura Jacobsen & Jeff Murphy 561 Mountain View Dr Homer, AK 99603	Roger Imhoff, RLS PO Box 2588 Homer, AK 99603
Location:	Corner of Mountain View Dr and Anderson Street	
Parcel ID:	17731010, 11	
Size of Existing Lot(s):	13,857 and 13,527 square feet	
Size of Proposed Lots(s):	15,360 sq ft and 12,000 sq ft	
Zoning Designation:	Urban Residential District	
Existing Land Use:	Residential and vacant	
Surrounding Land Use:	North: Residential South: Residential East: Vacant West: Residential	
Comprehensive Plan:	Goal 1 Object 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." (4-4)	
Wetland Status:	The 2005 wetland mapping shows no wetland areas.	
Flood Plain Status:	Zone D, flood hazards undetermined.	
BCWPD:	Not within the Bridge Creek Watershed Protection District.	
Utilities:	City water and sewer.	
Public Notice:	Notice was sent to 28 property owners of 37 parcels as shown on the KPB tax assessor rolls.	

## **ANALYSIS:**

This subdivision is within the Urban Residential District. This plat shifts a common lot line between two parcels to solve an encroachment issue. The existing home encroaches into the twenty foot building setback. The existing encroachment into the setback is not a platting issue and cannot be addressed through the platting process. Plat note 5 adequately states that the plat does not constitute acceptance of the encroachment. The home also encroaches also into the utility easement granted by plat note 4. Staff recommends the surveyor depict the utility easement and jog it around the corner of the house, so the structure does not have an easement underneath it.

**Preliminary Approval, per KPB code 20.12.0060 Form and Contents Required.** The commission will consider a plat for preliminary approval if it contains the following information at the time it is presented and is drawn to a scale of sufficient size to be clearly legible.

1. Within the title block:
  - a. Names of the subdivision which shall not be the same as an existing city, town, tract or subdivision of land in the borough, of which a map or plat has been previously recorded, or so nearly the same as to mislead the public or cause confusion;
  - b. Legal description, location, date, and total area in acres of the proposed subdivision;
  - c. Name and address of owner and registered land surveyor;
  - d. Scale.

*Staff Response: The plat meets these requirements.*

2. North point;

*Staff Response: The plat meets these requirements.*

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

*Staff Response: The plat meets these requirements.*

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

*Staff Response: The plat meets these requirements.*

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

*Staff Response: Private parcels are shown. No public use areas other than Rights of Way are noted.*

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

*Staff Response: The plat meets these requirements. Staff recommends depicting the 15 foot utility easement along Mountain View Drive, and narrowing the width of the easement where the home would encroach upon the easement. Correct Plat note 4 to reflect this jog.*

7. The names of adjacent subdivisions or an indication that the adjacent land is not subdivided.

*Staff Response: The plat does not meet these requirements.*

8. Approximate location of areas subject to inundation, flooding or storm water overflow. Indicate if a recognized flood plain is present. Identify and locate the major drainage systems.

*Staff Response: The plat meets these requirements.*

9. Approximate locations of areas subject to tidal inundation including the mean high water line.

*Staff Response: The plat meets these requirements (not applicable to this area).*

10. Block and lot numbering per Section 20.16.110 of the borough subdivision code.

*Staff Response: The plat meets these requirements.*

11. The general location of existing water and sewer utilities, and the intent and methods of the subdivision to utilize and access such utilities.

*Staff Response: The plat meets these requirements. Lots will be served by city water and sewer.*

12. Provide a contour map of the subdivision and road profiles if road grades exceed 6% on arterial and 10% on other streets.

*Staff Response: The plat meets these requirements. No Rights of Way are to be dedicated by this action.*

13. Identify and locate on the plat all areas in excess of 20% grade.

*Staff Response: The plat meets these requirements.*

**PUBLIC WORKS COMMENTS:** No concerns

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

**STAFF COMMENTS/RECOMMENDATIONS:**

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

1. Depict the 15 foot utility easement along Mountain View Drive, and narrowing the width of the easement where the home would encroach upon the easement. Correct Plat note 4 to reflect this jog.

**ATTACHMENTS**

1. Preliminary Plat



**Surveyors Certificate**

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

Roger W. Imhoff LS 5780 Date \_\_\_\_\_

**Plat Approval**

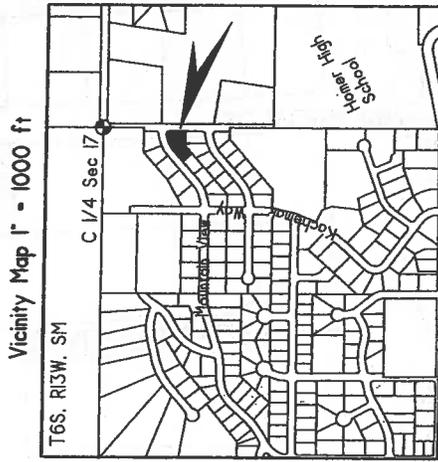
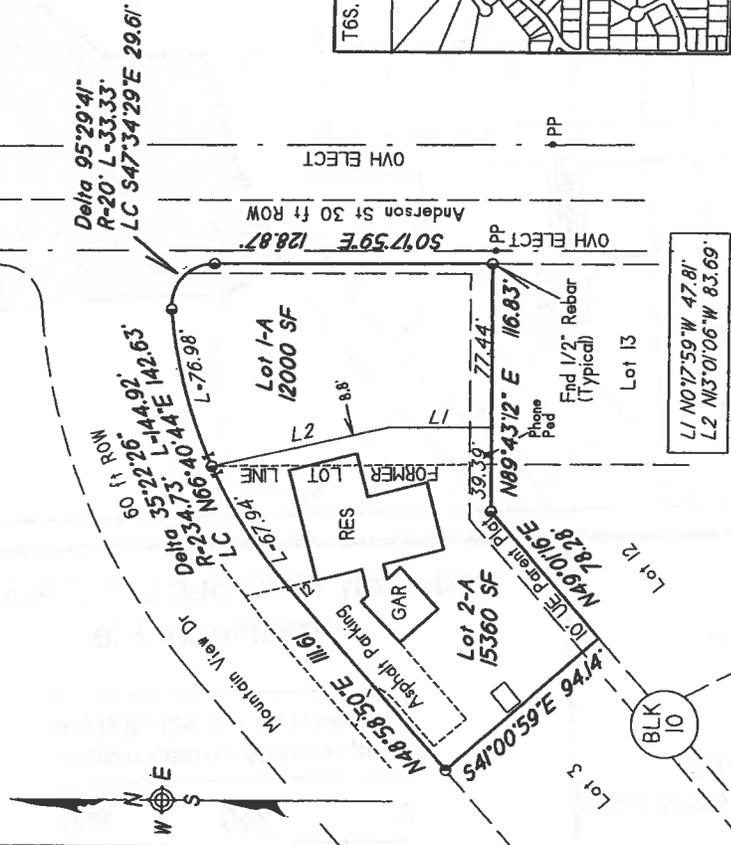
This plat was approved by the Kenai Peninsula Borough Planning Commission at the meeting of \_\_\_\_\_

KENAI PENINSULA BOROUGH

By: \_\_\_\_\_  
Authorized Official

**Notes**

- All wastewater disposal systems shall comply with existing applicable laws at the time of construction.
- WASTEWATER DISPOSAL:** Plans for wastewater that meet regulatory requirements are on file at the State of Alaska Department of Environmental Conservation.
- This subdivision is subject to City of Homer Zoning Regulations. Refer to the Parent Plats and the Homer City Code for all current setback and site development restrictions. Owners should check with the City of Homer prior to development activities.
- The 15 ft fronting the rights-of-way is an underground utility easement. No permanent structure shall be constructed or placed within the utility easement which would interfere with the ability of the utility to use the easement.
- Acceptance of this plat by the City of Homer and the Kenai Peninsula Borough does not constitute acceptance of any encroachments this date of survey.
- Set Blue PVC Cap on 5/8" x 3/32" long steel rebar at all lot corners unless noted otherwise.
- Basis of Bearing is by GPS Observation. Dimensions shown are measured.



**Ownership Certificate**

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

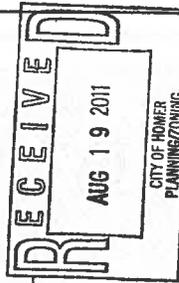
We further certify that the Deed of Trust affecting this property does not contain restrictions which would prohibit this subdivision or require signature and approval of the beneficiary.

Laura M. Jacobsen  
561 Mountain View Drive, Homer AK 99603  
Jeffery E. Murphy

Notary's Acknowledgment  
Subscribed and sworn to me before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_

for Laura M. Jacobsen and Jeffery E. Murphy

Notary Public for Alaska  
My Commission Expires \_\_\_\_\_



**PRELIMINARY**

File Anderson1980Jacobsen.vcd  
File L381And.sgo  
File Andr.jac.gpp

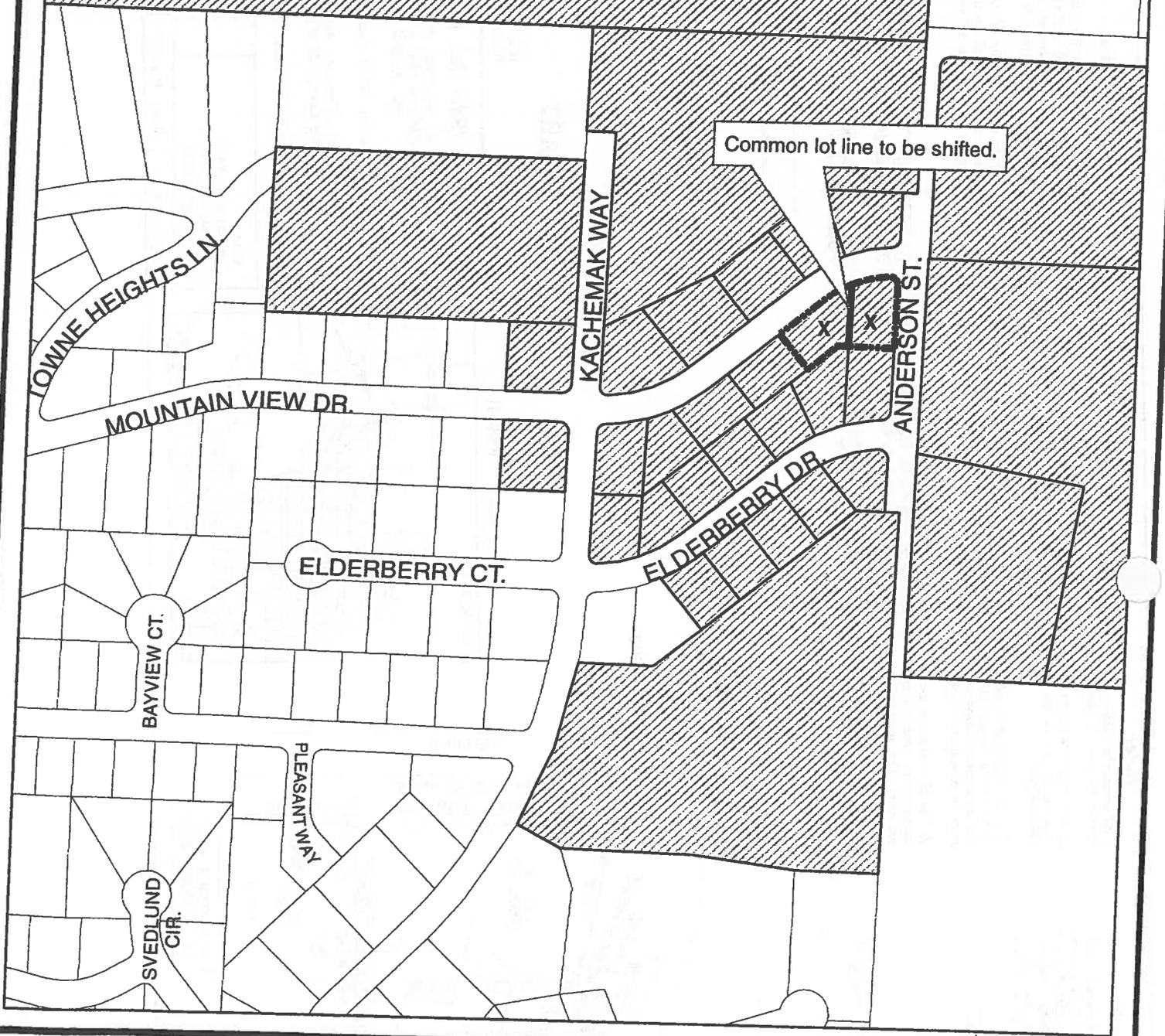
**Anderson 1980 Sub L & J Addition**  
Being a replating of the common lot line between Lots 1 and 2  
Block 10 of Anderson 1980 Sub-division as shown on  
Plat No. 84-13 HRD

Located within the SW 1/4 Section 17, T6S, R13W, SM  
Within the City of Homer - Kenai Peninsula Borough  
Homer Recording District, Third Judicial District, Alaska  
Contains 0.629 Acres, more or less

Clients:  
Jacobsen & Murphy  
561 Mountain View Dr  
Homer AK 99603  
Surveyor:  
Roger W. Imhoff, RLS  
PO Box 2588  
Homer AK 99603

Scale 1" = 60 ft Date: Aug 2011 KPB File No. 2011-

# Vicinity Map



City of Homer  
Planning and Zoning Department

8/24/11

## Anderson 1980 Sub L & J Addition Preliminary Plat

Marked lots are w/in 500 feet  
and property owners notified.



*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](mailto:Planning@ci.homer.ak.us)  
*Web Site* [www.ci.homer.ak.us](http://www.ci.homer.ak.us)

---

**STAFF REPORT PL 11-98**

**TO:** Homer Advisory Planning Commission  
**FROM:** Rick Abboud, City Planner  
**MEETING:** September 7, 2011  
**SUBJECT:** Work list

**General:**

This is a good time for new commissioners to get acquainted with the worklist, which is a list of item for the future attention of the Planning Commission. The Planning Commission may wish to discuss items on the list and may consider the addition of others that may not be on it. I like to get feedback from the commission as to the preferred order they wish to work on an item. Usually, I only expect direction in a general sense and get these to you as I evaluate them in relation to other items in progress and current priorities.

There are generally only two ways that items get on the list. I will take the liberty to add items to the list for your evaluation or you may wish to bring it to the commission during your evaluation. From time to time, I may add an item to the agenda not on the list. This is due to something that I see as a pressing issue, such as hostel became or perhaps the staff finds an internal issue such as conflicting code language that needs to be sorted out expeditiously.

**New additions:**

I have added items for consideration. These items are somewhat general and are derived from items found in the comprehensive plan. I would recommend being familiar with the land use chapter of the comprehensive plan to gain a better understanding of how these item fulfill the Goals (you may be surprised to see how much has been accomplished already, as many thought that it was too challenging of a workload for Planning) Many of the item will require development of several specific items once we get working on them. I am thinking that it is a good time to start working on spit issues that we have seen crop up in recent development proposals.

**Staff Recommendation:**

Review and discuss item on the list and any additional for consideration.

# City of Harrisburg

## Planning & Zoning

100 North Washington Street  
Harrisburg, PA 17102  
717.634.2000



100 North Washington Street  
Harrisburg, PA 17102  
717.634.2000

### STAFF LIST

NAME	POSITION
John J. ...	...
...	...
...	...
...	...

### PLANNING

The Planning Department is responsible for the development and implementation of the City's long-range planning programs. The Department works closely with the City Council and other city departments to ensure that the City's growth is planned and managed in a way that is consistent with the City's vision and goals. The Department also provides technical assistance to the City Council and other city departments in the development of the City's long-range planning programs.

The Department is currently working on several projects, including the development of a new comprehensive plan for the City. This plan will provide a framework for the City's growth and development over the next 20 years. The Department is also working on the development of a new zoning ordinance, which will provide a more flexible and responsive framework for the City's growth and development.

The Department is also responsible for the development and implementation of the City's transportation planning programs. This includes the development of a new transportation plan for the City, which will provide a framework for the City's transportation system over the next 20 years. The Department is also working on the development of a new transit system for the City, which will provide a more efficient and sustainable mode of transportation for the City's residents.

The Department is also responsible for the development and implementation of the City's economic development programs. This includes the development of a new economic development plan for the City, which will provide a framework for the City's economic growth and development over the next 20 years. The Department is also working on the development of a new business incubator for the City, which will provide a supportive environment for the growth and development of small businesses in the City.

For more information, please contact the Planning & Zoning Department at 717.634.2000.

## HAPC Worklist 9.7.11

---

### *Not prioritized*

- ordinance to allow more than one home per lot without a CUP
- water and sewer hookups
- storm water/ run off concerns
  - on already developed property
  - best management practices (BMP)
  - development action plans (DAP)
- design review of design manual
  - considerations for already developed property
  - complete connection section
  - scenic spit
  - Old Town
- additional requirements for subdivision (visioning to further refine list)
  - area stormwater retention
  - open space
  - flag lots
  - fire access
  - KPB plat issues
  - limit tree clearing, tree protection (possible design manual)
  - regulations and incentives
- land use vs. zoning permits
- on-street parking
- PUD
- policy and procedures
- Hostel as listed use
- Spit parking requirements

## HAPC Worklist 9.7.11

---

### **Comprehensive Plan Land Use**

#### Increased residential uses

- Second residential dwelling option in/near downtown (more than one)

#### Establish R-2 District

#### Growth pattern

- Growth ring, dense (density bonus) to moderate (R2) to low (limit density in rural, one acre)

#### Work on cluster housing/open space/PUD standards for consideration in various districts

#### Review policy for on-site septic systems

#### Building Codes/Inspector

#### Old Town overlay district

#### Spit Zoning evaluation

**MANAGERS REPORT**  
**August 22, 2011**

**TO:       MAYOR HORNADAY / HOMER CITY COUNCIL**

**FROM:   WALT WREDE**

**UPDATES / FOLLOW-UP**

1. **Employee Committee**: At the last meeting, I answered several questions about the Employee Committee regarding who authorized its formation and what the purpose of the committee was. I said one thing that was incorrect and several others that I would like to clarify. First, I said that the Employee Committee was authorized by the adopted Personnel Policies. That is wrong. The Personnel Policies do not even mention an Employee Committee. The old Employee Committee was in fact very active in helping to draft the Personnel Policies and there are extensive records of that activity. However, the Committee itself was not written into the Policies. So, I apologize for the misinformation. In the end though, that does not matter. This is a committee that was formed at the request of the City Manager and the department heads. This is routine. We form committees administratively and internally all the time to discuss issues and solicit recommendations. No Council action is needed to do this and since it is not a committee formed by the Council, it is not a public meeting. Advertising and formal meeting rules do not apply. We are entering the budget cycle and I routinely ask the departments and employees for advice and recommendations on how the City can save money. As has been noted, Employee costs are a very significant part of the budget. Council has suggested that they would like to see a reduction in employee costs, especially with respect to health care. Council members and the Mayor have also stated clearly that they would like to hear from the employees, that they think a committee is a good idea, and that they want the employees to have input into potential reductions in employee benefits. So, forming this committee is a natural outcome and is clearly within the purview and authority of the administration. Be assured this is not union organizing, or anything like that. The Committee will simply make recommendations to me and the Council.
2. **Health Insurance**: The second meeting of the Borough Task Force on Health Care Costs took place on August 15. The primary agenda item was getting into more of the details of various health insurance plans, beyond just the cost per employee. Andrea attended the meeting on behalf of the City. She reports that the group did not spend too much time talking about the details of various plans. But it did spend a significant amount of time talking about the possibility of hiring a consultant to help identify all of the feasible ways the entities could collaborate. The group also talked about ways to reduce costs by working out a deal with the Borough owned hospitals to provide care for public employees at reduced costs. (Note: the City has already negotiated a deal with South Peninsula Hospital whereby City employees get a 10% discount).
3. **The Fishing Hole**: A consensus seems to be building that one of the primary problems with fish survival at the Nick Dudiak Fishing Hole is its reduced depth. In short, the lagoon is filling in and needs to be dredged. This has been on the City CIP/ wish list

for several years now. The problem is money, as usual. It could be as much as several hundred thousand dollars. I spoke with Monte Davis at the Chamber about this the other day. He is very concerned about this and noted that the fishing hole will become even more important to local businesses and the economy when we go to one halibut limits on charter boats. Monte resurrected an idea that has been discussed before and it seems like now might be the time to bring it back to the table. He suggested that we borrow money or sell bonds to do the dredging and other maintenance work. The bonds would be repaid through fishing licenses. The details matter of course but he indicated that the Chamber might be willing to play some sort of role in the administration of the program. There are lots of possibilities. This idea is attractive on its face for several reasons. First, it would provide for a reliable source of income to make the routine repairs and upgrades that pop up every year. Second, it would mean that we are not relying on the Port and Harbor reserves to do maintenance and repair work there. The Fishing Hole is not a part of Port and Harbor Operations and in my view, using enterprise funds to support it is questionable. The General Fund would be more appropriate however, we know that we don't have any extra money lying around there. That leaves us relying on grants and legislative appropriations.

4. Budget Priorities: The Committee of the Whole agenda contains a discussion about Council budget priorities for the 2012 budget. This is a result of the discussion we had at the last meeting. You will notice that I put a copy of the budget priorities for FY 2010 in the packet instead of drafting up new priorities for 2012. I did this for several reasons. First, I wanted to remind you about the process we went through in 2010. Those were the guidelines I used in putting together the FY 2010 Budget. Council input was a big part of it. Second, I did not want to influence you in any way by putting some draft priorities out there. I am interested in the Council's priorities and hopefully the 2010 priorities will be a good base to launch us into that discussion.
5. Library Anniversary: September 16 is the five year anniversary of the completion of the new library building. Is that possible?? Anyway, the friends of the Homer Public Library are planning a celebration and you will be hearing more about that in the new few weeks.
6. Gas Pipeline: This agenda contains a resolution approving an action plan for the Homer Area Natural Gas Pipeline Project. There are some things in the draft plan that I am sure will generate some discussion. I tried to outline and include all of the things I think we should be doing if we are serious about staying the course and moving this project forward. I know that you probably have pipeline fatigue and are enjoying the break from having to discuss this project. I apologize if I am pushing too much. However, I really think that it is important for the Council to decide if it still supports this project and to what degree. If Council does not support the project anymore, it would be good to know that. We can move on to other priority projects and not waste limited time and resources. However, if Council wants to continue making this project a top priority, I think timing is critical and we need to move ahead aggressively and in a focused way.

## ATTACHMENTS

None.