



City of Homer Planning & Zoning

491 East Pioneer Avenue
Homer, Alaska 99603-7645

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

MEMORANDUM 11-068

TO: MAYOR HORNADAY AND HOMER CITY COUNCIL
WALT WREDE, CITY MANAGER
FROM: RICK ABOUD, CITY PLANNER
DATE: May 3, 2011
SUBJECT: Ordinance 11-17, Amending the 2008 Homer Comprehensive Plan to Incorporate the Homer Spit Plan.

After several public workshops and extensive review and public hearings held by the Homer Advisory Planning Commission the Homer Spit Plan is now ready to be incorporated into the 2008 Homer Comprehensive Plan.

The plan has incorporated many public comments and concerns. 5 public workshops/meeting were conducted. The plan was reviewed at various stages at 18 regular Homer Advisory Planning Commission Meetings in addition to 2 Port and Harbor Commission meetings.

Starting in the summer of 2009, the City Planning Office worked with USKH to create the plan. After gathering information, conducting a parking study, and holding public workshops, a framework Plan was developed and a draft plan was created. Written comments on the draft plan were solicited for over 30 days. After reviewing comments and holding a Public Hearing to provide the opportunity for public testimony, the Planning Commission conducted an extensive line-by-line review of the plan. Once the Planning Commission revisions were completed, additional public hearings were held and the final draft was completed. A history of the plan Along with an extensive list of public comments can be found on the web at <http://www.homerspitfutureplan.com/index.html>.

The final draft is available for public review at several locations. Copies of the plan may be found on the Planning Page of the City web site, the Public Library, the Port Office, and at City Hall.

Recommendation:

The Homer Advisory Planning Commission recommends that the Homer City Council hold public hearings and forward the Homer Spit Plan to the Kenai Peninsula Borough for incorporation into the 2008 Homer Comprehensive Plan.

Attachments:
Draft Ordinance 11-XX
Spit Comprehensive Plan
Staff Reports
Minutes
Public Comments

Excerpt

The plat committee would meet twice per month and be planning commissioners from the Central Peninsula. If a planning commissioner felt they had an issue to address in their area, they could go to the plat committee meetings. It would reduce the cost of operation. The State mandates a balance of the representatives from inside and outside the cities. Councilmember Roberts asked about the lack of representation on the platting process from the City of Homer. Assemblyman Smith answered the plat committee takes members that volunteer to serve. Most are practical issues with the municipal planning commission weighing in on all the issues before they go to the Borough. Councilmember Roberts encouraged Mr. Smith to make sure there is representation for Homer.

C. Commissions/Board Reports:

1. Library Advisory Board
2. Homer Advisory Planning Commission
3. Economic Development Advisory Commission
4. Parks and Recreation Advisory Commission

Dave Brann, Parks and Recreation Advisory Commissioner, provided pictures of the Karen Hornaday Park workday last Saturday. The commission had a presentation from the disc ball group and has had lots of good volunteer help. Last week bike to work week was used as a research tool to collect information as to what is important to bicycle people. The commission supports Ordinance 11-22. Although it is not enough money to do everything, a portion should go to figuring out the major things that need to be done. Some of the funds should be set aside for the future for matching grants. The commission supports Resolution 11-052. There are six logs peeled and staged, ready to repair the picnic shelter near the Rier One Theatre. A work party needs to be scheduled to make it happen.

5. Port and Harbor Advisory Commission

D. Meeting of Kenai Peninsula Mayors and City Managers, May 16, 2011

City Manager Wrede reported on the meeting of the Kenai Peninsula Mayors and City Managers that Mayor Hornaday attended. They talked about the resolution supporting the establishment of a water infrastructure set aside funding program with the Army Corps of Engineers. When Senator Begich visited earlier he talked about it. Since there are no longer earmarks, it is a method to guarantee a certain amount of money for Alaska and Hawaii.

E. Thank you from Kachemak Nordic Ski Club

PUBLIC HEARING(S)

- * (A.) **Ordinance 11-17, An Ordinance of the City Council of Homer, Alaska, Amending the 2008 Homer Comprehensive Plan to Incorporate the Homer Spit Plan and**

Recommending Approval of the Amendment by the Kenai Peninsula Borough. Planning. Introduction May 9, 2011, Public Hearing and Second Reading May 24, 2011.

Memorandum 11-068 from City Planner as backup.

Mayor Pro Tempore Wythe opened the public hearing. In the absence of public testimony, Mayor Pro Tempore Wythe closed the public hearing.

Mayor Pro Tempore Wythe called for a MOTION FOR THE ADOPTION OF ORDINANCE 11-17 BY READING OF TITLE ONLY FOR SECOND AND FINAL READING.

HOWARD/LEWIS SO MOVED.

Councilmember Howard thanked all the commissions that labored over the document, holding public hearings and worksessions. She views the document as outstanding and identifiable to the neighborhood.

Councilmember Hogan expressed pleasure with the final document.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

~~B. **Ordinance 11-18, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$7,793.75 from the Public Works Fleet Reserve for the Purpose of Sandblasting and Recoating a CAT Loader. City Manager/Public Works Director. Introduction May 9, 2011, Public Hearing and Second Reading May 24, 2011.**~~

~~Memorandum 11-064 from Public Works Superintendent as backup.~~

~~Mayor Pro Tempore Wythe opened the public hearing. In the absence of public testimony, Mayor Pro Tempore Wythe closed the public hearing.~~

~~Mayor Pro Tempore Wythe called for a motion for the adoption of Ordinance 11-18 by reading of title only for second and final reading.~~

~~LEWIS/HOWARD - SO MOVED.~~

~~Councilmember Howard expressed her intent to include all the pieces of equipment for sandblasting and recoating.~~

~~HOWARD/ROBERTS - MOVED TO AMEND THE TITLE AND THROUGHOUT THE ORDINANCE WHERE APPLICABLE BY APPROPRIATING \$25,590.35 FOR THE PURPOSE OF SANDBLASTING AND RECOATING THE CAT MOTOR GRADER 120G, CAT MOTOR GRADER 140G, AND THE CAT FRONT END LOADER 950B AND ALSO INCLUDE THE SAME LANGUAGE IN THE 3RD WHEREAS.~~

Excerpt

equipment that will have limited use with little benefit to the community. It is not a wise use of the taxpayer's money.

Councilmember Roberts inquired as to the shipping fee for the \$9,800 light tower to Alaska. Councilmember Hogan answered it would be about \$1,200, comparable to other shipping costs here.

VOTE: YES. ROBERTS, WYTHE, HOWARD

VOTE: NO. HOGAN, LEWIS

Motion failed.

ORDINANCE(S)

*

A.

Ordinance 11-17, An Ordinance of the City Council of Homer, Alaska, Amending the 2008 Homer Comprehensive Plan to Incorporate the Homer Spit Plan and Recommending Approval of the Amendment by the Kenai Peninsula Borough. Planning. Recommended dates: Introduction May 9, 2011, Public Hearing and Second Reading May 24, 2011.

Memorandum 11-068 from City Planner as backup.

ROBERTS/HOWARD - MOVED TO ADOPT ORDINANCE 11-17.

Once adopted, the Spit Plan will be part of the Comprehensive Plan. Updates to the Spit Plan will be part of the Comprehensive Plan.

VOTE: YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. **Ordinance 11-18**, An Ordinance of the City Council of Homer, Alaska, Amending the FY 2011 Operating Budget by Appropriating \$7,793.75 from the Public Works Fleet Reserve for the Purpose of Sandblasting and Recoating a CAT Loader. City Manager/Public Works Director. Recommended dates: Introduction May 9, 2011, Public Hearing and Second Reading May 24, 2011.

Memorandum 11-064 from Public Works Superintendent as backup.

Mayer Hornaday called for a motion for the adoption of Ordinance 11-18 for introduction and first reading by reading of title only.

LEWIS/HOWARD - SO MOVED.

There was no discussion.



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 11-18

TO: Homer Advisory Planning Commission
THROUGH: Rick Abboud, City Planner
FROM: Julie Engebretsen, Planning Technician
MEETING: February 2, 2011, Feb. 16, 2011
SUBJECT: Draft Ordinance amending the City of Homer Comprehensive Plan to the Homer Spit Comprehensive Plan and Recommending Adoption to the Kenai Peninsula Borough

GENERAL INFORMATION

The purpose of this staff report is to provide all the amendments the Commission discussed at their work sessions and regular meetings on January 4th and 18th. The amendments need to be adopted by motion for incorporation into the Spit Plan.

Amendments

1. Mariner Park

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

2. Tsunami Warning Sirens – from Parks and Recreation Commission Comments

Page 10, at the end of the second paragraph, add a sentence “Signage may also be added at public locations to educate the public about tsunamis and what the sirens mean.”

3. Page 43, Map 3 Future Land Use Map: remove the “future use needs consideration” from the property next to the Hockey Rink. The plan at one time talked about opportunity areas with more residential uses. This language has been cut from the plan, and no longer talks about something other than Marine Industrial Development in this area.

4. Missing objective under goal 1.6

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

15. **Page 18, third paragraph, last sentence:** delete the portion of the sentence that states “on the current Harbormaster’s site-.”
16. **Page 32, Goal 4.2** change “Scarping” to “Scraping.”
17. **Include** a land ownership map somewhere in the document.

Amendment discussed by the Commission, staff recommends placing in a different place in the plan:

18. **Page 26, first paragraph, add a new 3rd sentence:** “It may be feasible to purchase the property from the Port and Harbor Enterprise Fund.”

STAFF COMMENTS/RECOMMENDATIONS:

Adopt the changes to the Spit Plan and recommend adoption to the Homer City Council.

ATTACHMENTS

1. Draft Ordinance

Excerpt

Bridge
Creek
Watershed
Exclusions

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

Motion carried.

B. Staff Report PL 11-18, Draft Ordinance amending the City of Homer Comprehensive Plan to include the Homer Spit Comprehensive Plan and Recommending Adoption to the Kenai Peninsula Borough

Draft Spit
Comprehen
sive Plan

Planning Technician Engebretsen reviewed the staff report.

HIGHLAND/VENUTI MOVED TO ADOPT THE CHANGES TO THE SPIT COMPREHENSIVE PLAN AS OUTLINED IN STAFF REPORT PL 11-18.

Commissioner Highland noted one correction on page 72 under 5 second sentence correct to say "to educate ATV users".

KRANICH/DRUHOT MOVED TO AMEND #9 THAT REFERENCES PAGE 6 IN THE COMP PLAN REMOVE "ARE" AND ADD "MAY BE" TO SAY PORTIONS OF PARCELS WITHIN THE ACREAGE MAY BE UNUSABLE FOR DEVELOPMENT.

There was brief discussion that the Commission is not making a determination as to what is and is not unusable.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

BOS/KRANICH MOVED TO AMEND #8 TO ELIMINATE "EXPANSION" SO THAT IT READS "CONCERN ABOUT FUTURE OF RESIDENTIAL DEVELOPMENT"

There was brief discussion about wording.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was discussion to clarify that number 11 should refer to page 34 on the plan.

KRANICH/DRUHOT MOVED TO AMEND NUMBER 11 TO READ PAGE 34.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was discussion about number 10 for clarifying acreages with tidal lands.

KRANICH/BOS MOVED THAT ON PAGE 26 REDO THE HARBOR OFFICE CAPTION TO DELETE THE REFERENCE TO PLAZA LOCATION.

There was discussion to clarify this is referencing the caption under the picture.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was discussion for clarification of the dock length.

VOTE: (Main motion as amended) YES: KRANICH, DRUHOT, BOS, VENUTI, HIGHLAND, DOLMA

Motion carried.

NEW BUSINESS

A. Staff Report PL 11-19, Draft Policies and Procedures

KRANICH/DRUHOT MOVED TO POSTPONE TO THE FIRST WORKSESSION AND REGULAR MEETING IN MARCH.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report January 25, 2011
- B. Order Rescinding Decision dated January 25, 2011 regarding Refuge Room Appeal Hearing
- C. Memo from Deputy City Clerk Jacobsen Re: Ex Parte, Conflict of Interest, and Situations of Bias

COMMENTS OF THE AUDIENCE

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

There were no audience comments.

COMMENTS OF STAFF

City Planner Abboud commented that he questions if the Commission needed to adopt findings for the vote on the GC1 amendments. He said he may confer with the City Attorney regarding the process.

COMMENTS OF THE COMMISSION

Commissioner Highland quoted words she saw in the Two Sisters ad "Always treat everyone kinder than necessary."

Draft Spill
Comprehensive Plan

NEW BUSINESS

Draft Policies and Procedures

INFORMATIONAL MATERIALS

AUDIENCE COMMENT

STAFF COMMENT

COMMISSION COMMENT