



Lease Application/Assignment Form

Directions:

1. Please submit this application form to the City Manager's Office, 491 Pioneer Avenue, Homer, AK, 99603.
2. Please answer all questions on this form, or put "N/A" in the space if it is non-applicable.
3. Please include all applicable fees in the form of a check, made payable to the City of Homer.

Applicant Name:	Suvi Mirja Bayly
Business Name:	Homer Spit Oyster Bar: Fresh Oysters From The Bay To You
Email Address:	suvibayly@gmail.com
Mailing Address	824 Ocean Drive Loop
City, State, ZIP code:	Homer, AK 99603
Business Telephone No.	907-885-5340
Representative's Name:	Suvi Bayly
Mailing Address:	824 Ocean Drive Loop
City, State, ZIP code:	Homer, AK 99603
Business Telephone No.	907-885-5340
Property Location:	NW dock space on Freight Dock Road. Please view attached Harbor plat map. The harbor plat with designation # 33 is the locale with where Homer Spit Oyster Bar plans to develop. 4081-A Freight Dock Road Homer, AK 99603
Legal Description:	T 6S & 7S R 13W SEC 35 & 36 & 1 & 2 SEWARD MERIDIAN HM 0920050 HOMER SPIT SUB NO TWO AMENDED LOT G-8
Type of Business to be placed on property:	Homer Spit Oyster Bar: Fresh Oysters From The Bay To You
Duration of Lease requested:	20 years
Options to re-new:	Yes

**The following materials must be submitted when applying for a lease of
City of Homer real property**

1.	Plot Plan	<p><u>A drawing of the proposed leased property showing:</u></p> <p><input checked="" type="checkbox"/> The size of the whole lot is 5.22 acres.</p> <p><input checked="" type="checkbox"/> Size of lot - dimensions and total square footage (to scale)</p> <p><input checked="" type="checkbox"/> The proposed area will utilize 70' - 0" x 40' - 0" of Dock Space.</p> <p><input checked="" type="checkbox"/> Placement and size of buildings, storage units, miscellaneous structures planned (to scale). Please view site plan and architectural plans</p> <p><input checked="" type="checkbox"/> Water and sewer lines – location of septic tanks, if needed.</p> <p><input checked="" type="checkbox"/> Please view attached images labeled water and sewer lines</p> <p><input checked="" type="checkbox"/> Parking spaces – numbered on the drawing with a total number indicated</p> <p>Parking lot is directly adjacent with a minimum of 50 spaces.</p>																				
2.	Development Plan	<p><input checked="" type="checkbox"/> <u>List the time schedule from project initiation to project completion, including major project milestones.</u></p> <table border="0"> <thead> <tr> <th><u>Dates</u></th> <th><u>Tasks</u></th> </tr> </thead> <tbody> <tr> <td>09/01/2020</td> <td>Pilings are installed</td> </tr> <tr> <td>09/07/2020</td> <td>Deck Building</td> </tr> <tr> <td>09/14/2020</td> <td>Building construction, framing, etc</td> </tr> <tr> <td>10/15/2020</td> <td>electrical, light installation</td> </tr> <tr> <td>04/30/2021</td> <td>Completion</td> </tr> </tbody> </table> <p>For each building, indicate:</p> <table border="0"> <thead> <tr> <th><u>Building Use</u></th> <th><u>Dimensions and square footage</u></th> </tr> </thead> <tbody> <tr> <td>Oyster Bar:</td> <td>2800 (estimate)</td> </tr> <tr> <td>Interior space</td> <td>See Plans</td> </tr> <tr> <td>Ext. deck space</td> <td>See Plans</td> </tr> </tbody> </table>	<u>Dates</u>	<u>Tasks</u>	09/01/2020	Pilings are installed	09/07/2020	Deck Building	09/14/2020	Building construction, framing, etc	10/15/2020	electrical, light installation	04/30/2021	Completion	<u>Building Use</u>	<u>Dimensions and square footage</u>	Oyster Bar:	2800 (estimate)	Interior space	See Plans	Ext. deck space	See Plans
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3.	Insurance Please view attached certificate of liability insurance: Homer Ins. Center	<p><input checked="" type="checkbox"/> Attach a statement of proof of insurability of lessee for a minimum liability insurance for combined single limits of \$1,000,000 showing the City of Homer as co-insured. Additional insurance limits may be required due to the nature of the business, lease or exposure. Environmental insurance may be required. If subleases are involved, include appropriate certificates of insurance.</p>																				
4.	Subleases	<p><input type="checkbox"/> Please indicate and provide a detailed explanation of any plans that you may have for subleasing the property. The City of Homer will generally require payment of 25% of proceeds paid Lessee by subtenants. Refer to chapter 13 of the Property Management Policy and Procedures manual.</p>																				
5.	Health Requirements Please view attached email correspondence from Melanie Hollon, DEC.	<p><input checked="" type="checkbox"/> Attach a statement documenting that the plans for the proposed waste disposal system, and for any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approvals from the State DEC.</p>																				

6.	Agency Approval Plans have been submitted to Fire Marshall and Army Corp of Engineers to meet required guidelines.	<input checked="" type="checkbox"/> Attach statement(s) of proof that your plans have been inspected and approved by any agency which may have jurisdiction of the project; i.e. Fire Marshall, Army Corps of Engineers, EPA, etc. The granting of this lease shall be contingent upon lessee obtaining approval, necessary permits, and/or inspection statements from all appropriate State and/or Federal agencies.
7.	Fees	<u>All applicable fees must be submitted prior to the public meeting preparation.</u> <input checked="" type="checkbox"/> Application fee - \$30.00. Please make check payable to the City of Homer. <input checked="" type="checkbox"/> Lease fee - \$300.00. Please make check payable to the City of Homer.
8.	Financial Data Please view attached Excel spreadsheet concerning Homer Spit Oyster Bar financials.	<u>Please indicate lessee's type of business entity:</u> <input checked="" type="checkbox"/> Sole or individual proprietorship. <input type="checkbox"/> Partnership. <input type="checkbox"/> Corporation. <input type="checkbox"/> Other – Please explain: _____ <input checked="" type="checkbox"/> Financial Statement – <u>Please attach a financial statement showing the ability of the lessee to meet the required financial obligations.</u> <input checked="" type="checkbox"/> Surety Information – Has any surety or bonding company ever been required to perform upon your default or the default of any of the principals in you organization holding more than a 10% interest <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement naming the surety or bonding company, date and amount of bond, and the circumstances surrounding the default or performance. <input checked="" type="checkbox"/> Bankruptcy information - Have you or any of the principals of your organization holding more than a 10% interest ever been declared bankrupt or are presently a debtor in a bankruptcy action? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach a statement indicating state, date, Court having jurisdiction, case number and to amount of assets and debt. <input checked="" type="checkbox"/> Pending Litigation – Are you or any of the principals of your organization holding more than a 10% interest presently a party to any pending litigation? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, please attach detailed information as to each claim, cause of action, lien, judgment including dates and case numbers.

9.	Partnership Statement	<p><input checked="" type="checkbox"/> <u>NA</u> If the applicant is a partnership, please provide the following:</p> <p>Date of organization: _____</p> <p>Type: <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership</p> <p>Statement of Partnership Recorded? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Where _____ When _____</p> <p>Has partnership done business in Alaska? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Where _____ When _____</p> <p>Name, address, and partnership share. If partner is a corporation, please complete corporation statement.</p> <p><i>Please attach a copy of your partnership agreement.</i></p>																														
10.	Corporation Statement	<p><input checked="" type="checkbox"/> <u>NA</u> If the applicant is a corporation, please provide the following:</p> <p>Date of Incorporation: _____</p> <p>State of Incorporation: _____</p> <p>Is the Corporation authorized to do business in Alaska?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes. Is so, as of what Date? _____</p> <p>Corporation is held? <input type="checkbox"/> Publicly <input type="checkbox"/> Privately If publicly held, how and where _____ is _____ the _____ stock _____ traded?</p> <p>_____</p> <p>Officers & Principal Stockholders [10%+]:</p> <table border="0"> <thead> <tr> <th><u>Name</u></th> <th><u>Title</u></th> <th><u>Address</u></th> <th><u>Share</u></th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td><td>_____</td><td>_____</td></tr> </tbody> </table> <p><input type="checkbox"/> Please furnish a copy of Articles of Incorporation and By-laws.</p> <p>Please furnish name and title of officer authorized by Articles and/or By-laws to execute contracts and other corporate commitments.</p> <table border="0"> <thead> <tr> <th><u>Name</u></th> <th><u>Title</u></th> </tr> </thead> <tbody> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> <tr><td>_____</td><td>_____</td></tr> </tbody> </table>	<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Share</u>	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	<u>Name</u>	<u>Title</u>	_____	_____	_____	_____	_____	_____	_____	_____
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11. Applicant References	<p>Please list four persons or firms with whom the Applicant or its owners have conducted business transactions with during the past three years. Two references named shall have knowledge of your financial management history, of which at least one must be your principal financial institution. Two of the references must have knowledge of your business expertise.</p> <hr/> <p> Name: <u>Mahealani Coila</u> Firm: <u>LazerPrints & Graphics</u> Title: <u>Principal Owner</u> Address: <u>432 Pioneer Avenue #B, Homer, AK 99603</u> Telephone: <u>907-235-2335</u> Nature of business association with Applicant: <u>Professional colleague</u> </p> <hr/> <p> Name: <u>Melanie Chapman</u> Firm: <u>Pacific Tower Properties</u> Title: <u>Principal</u> Address: <u>400 D Street, #201, Anchorage, AK 99501</u> Telephone: <u>907-242-5309</u> Nature of business association with Applicant: <u>Landlord, professional</u> </p> <hr/> <p> Name: <u>D. Scott Yaskell</u> Firm: <u>PPG</u> Title: <u>Dealer Representative, Architectural Coating</u> Address: <u>11630 Brookhill Court, Anchorage, AK 99516</u> Telephone: <u>907-231-6816</u> Nature of business association with Applicant: <u>Professional colleague</u> </p> <hr/> <p> Name: <u>Betsy Lawer</u> Firm: <u>First National Bank</u> Title: <u>Board Chair & Chief Executive Officer</u> Address: <u>201 W. 36th Avenue, Anchorage, AK 99503</u> Telephone: <u>907-777-4362</u> Nature of business association with Applicant: <u>Professional colleague</u> </p> <hr/>
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I hereby certify that the above information is true and correct to the best of my knowledge.

Signature:

Date:



02/08/2020

How Homer Spit Oyster Bar came about.....

As a 6th generation CA and 1st generation AK whose 2nd cousins moved to Kodiak in 1976 life outdoors and along the coastlines has always been a way of life. With an immigrant mother from Finland and a father whose bloodline traces back pre Revolutionary war, my American history, sea bearing and embracing differences and adaptability is quite extensive.

By age one we were living in Honolulu with my father's mother, Tutu (Hawaiian for grandmother) who was shucking oysters and dicing poke for me to munch and slurp. This was among my first introduction to non liquid foods and my mother said I was in 'heaven.'

During the late 70s and early 80s in CA clamming was a common source of food supply as well as fishing; there was no shortage at that time and dropping a line for some salmon was easy breezy. However; oysters were and always have been a specialty item prized by our family.

During the holidays, special visits to the harbour, local fish markets and farmers markets we were always in pursuit of the perfect oyster! As a young girl I would go on lunch dates with my Dad and grandfather to purchase oysters. The three of us would shuck and taste a few before bringing home dozens to prepare for supper.

As time moved on and people's lives became more independent as a young adult I would come to Alaska during the summers to take on summer projects and part time work while returning to CA to teach at the local colleges. As my stays became longer from working in Skagway and then Homer my eye caught light of oysters from Kachemak Bay.

I would ride my bike along the Spit in search of the perfect oyster. I would stop inside the oyster coop building and purchase a few dozen at a time, then I would head to the farmers market and purchase a few dozen from Jakolof Bay Oyster Co. I would compare flavors and critique textures, salinity, grinniness, meatiness, glassiness and overall oyster flavor and quality.

One day I finally went inside the coop and asked why there was no "oyster bar" in Homer, let alone inside the oyster coop building considering there was a for rent sign on the building for years that I had been living in Homer? To my surprise no one had offered to open an oyster bar inside the oyster coop building. So my work began, all my academic, architectural, legal and business skills were put to the test.

I wrote a proposal and the KSMA board and committee agreed to move forward and proceed with my vision with having an oyster bar inside the building. After opening in May, 2017 my business has flourished and been recognized as the go to place for eating, sharing and enjoying time with friends, family and oysters. Since my business has outgrown the existing interior space and superseded sales expectations third year in business, it's time for Homer Spit Oyster Bar to move to a larger interior space and continue the tradition of sharing sustainable oyster farming.

Homer Spit Oyster Bar envisions a larger interior space with more flexibility for menu options for oyster eaters and non oyster eaters alike.



Fresh Oysters From The Bay To You

SUVI M. BAYLY, M.S.

824 OCEAN DRIVE LOOP

HOMER, AK 99603

907-885-5340

suvibayly@gmail.com

TECHNICAL DESIGN SKILLS

- AutoCAD
- Architectural Desktop
- Revit
- Adobe Photoshop
- Adobe Illustrator
- In-Design
- Form Z
- SketchUp

COMPUTER PROGRAMS

- Opera
- Lightspeed POS
- Galaxy
- Excel
- Power Point
- Word
- Google Docs

PROJECTS

- Homer Spit Oyster Bar
- 824 Ocean Drive Loop
- Holiday Inn Express
- 731 E. Haley Street
- 927 E. Haley Street
- 2000 Emerson Avenue
- 460 Mountain Drive

PROFESSIONAL SKILLS

- Bilingual: Spanish
- Concise communicator
- Leadership ability
- Efficient
- Creative
- Innovative
- Driven
- Effective collaborator
- Experienced team leader
- Excellent organization
- Highly motivated

EDUCATION:

CALIFORNIA STATE UNIVERSITY, NORTHRIDGE:	NORTHRIDGE, C.
• MASTER OF SCIENCE: FCS, INTERIOR DESIGN	200
UNIVERSITY OF CALIFORNIA, SANTA BARBARA:	SANTA BARBARA, C.
• BACHELOR OF ARTS: LAW & SOCIETY	200
• BACHELOR OF ARTS: SPANISH	200
PRATT INSTITUTE:	NEW YORK, N
• INTERIOR DESIGN & ARCHITECTURE	200
HARVARD UNIVERSITY, GRADUATE SCHOOL OF DESIGN:	CAMBRIDGE, M.
• CAREER DISCOVERY: ARCHITECTURE	200:

WORK EXPERIENCE:

HOMER SPIT OYSTER BAR:	HOMER, AI
• FOUNDER, OWNER & CEO:	2017-PRESEN
◦ EXECUTIVE CHEF	
◦ DESIGNER	
ANCHORAGE UNIFIED SCHOOL DISTRICT:	ANCHORAGE, AI
• INSTRUCTOR & SUBSTITUTE TEACHER:	2016-PRESEN
◦ SPECIAL NEEDS EDUCATION	
ALYESKA RESORT:	GIRDWOOD, AI
• SKI INSTRUCTOR, PSIA CERTIFIED: LEVEL ONE, #272141	2017
• THE ROUNDHOUSE AT ALYESKA MUSEUM:	2016
◦ RETAIL DESIGN & MANAGEMENT	
• RESERVATIONS SPECIALIST:	2015-2016
SANTA BARBARA CITY COLLEGE:	SANTA BARBARA, C/
• INSTRUCTOR, & ADJUNCT FACULTY:	2008-201
◦ INTERIOR DESIGN:	
▪ ID 100, ID 101, ID 103, ID 104, ID 105	
◦ DRAFTING (MANUAL):	
▪ DRFT 101, DRFT 120/121	
◦ AUTOCAD:	
▪ DRFT 130, DRFT 131	
◦ REVIT:	
▪ DRFT 132	
SANTA BARBARA BUSINESS COLLEGE:	SANTA BARBARA, C/
• INSTRUCTOR: MULTITUDE OF SUBJECTS	2014-201
SANTA BARBARA UNIFIED SCHOOL DISTRICT:	SANTA BARBARA, C/
• ESL ACADEMIC TUTOR: K-12 (ALL SUBJECTS)	2013-201
GATEWAY CENTER, SB CITY COLLEGE:	SANTA BARBARA, CA
• ACADEMIC TUTOR: SBCC TUTOR TRAINING CERTIFIED	2008-2011
◦ DRAFTING & AUTOCAD	
◦ INTERIOR DESIGN	

PROFESSIONAL AFFILIATIONS:

ASID: AMERICAN SOCIETY OF INTERIOR DESIGNERS: DESIGNERS, INDUSTRY REPRESENTATIVES, EDUCATORS, AND STUDENTS COMMITTED TO INTERIOR DESIGN.

LEED: LEADERSHIP IN ENERGY & ENVIRONMENTAL DESIGN: GREEN BUILDING CERTIFICATION PROGRAM THAT RECOGNIZES BEST IN CLASS BUILDING STRATEGIES AND PRACTICE.

PROFESSIONAL SUMMARY:

HIGHLY PROFESSIONAL WITH AN ASTUTE APTITUDE FOR INTERIOR DESIGN AND ARCHITECTURE. EXCEPTIONAL COMMUNICATION AND DESIGN SKILLS GAINED FROM TEN YEARS OF TEACHING EXPERIENCE. VERY MOTIVATED ENTHUSIASTIC INSTRUCTOR WITH A STRONG DESIRE TO FOSTER A COHESIVE LEARNING ATMOSPHERE FOR AN EVOLVING COMMUNITY WHO HAVE A PASSION FOR DESIGN; ESPECIALLY SUSTAINABLE GREEN DESIGN.



City of Homer

www.cityofhomer-ak.gov

Port and Harbor

4311 Freight Dock Road
Homer, AK 99603

port@cityofhomer-ak.gov

(p) 907-235-3160

(f) 907-235-3152

February 26th, 2020

Suvi Mirja Bayly

824 Ocean Drive Loop

Homer, Alaska 99603

Submitted electronically: suvibayly@gmail.com

Dear Ms. Bayly,

The City has received your lease application to develop overslope in the Homer Harbor. Preliminary review of your application has deemed it incomplete at this time. Below is a check list of needed information and attachments to guide and assist you in the completion of your application so that we can move forward to the next step. Incomplete Sections:

Section 1 Plot Plan

There are items required by HCC 21.46.060 that are not currently addressed in your submitted conceptual plans. Attached are the pertaining sections of City Code and the main points are listed below:

- ☒ **Final conceptual design of the building** - Emails exchanged with the State of Alaska Department of Public Safety state of the submitted concept: "preliminary conceptual ideas – no longer the current floor plans." A final conceptual design is needed in order to move forward. **(Please view attached PDF drawings: A1, A2 and A3.**
- ☒ **Plan for providing utilities that demonstrates access to City water and wastewater services** - Document titled "Plan and Profile 03351" is currently submitted, however does not address utilities (Homer's Public Works Department can work with you/your contractor on this requirement)
HSOB will be connected to City water and wastewater services and Homer electric and natural gas for heat and cooking.

Section 2 Development Plan

- ☒ **Project Completion Date** - It's necessary to include an end date for construction as it will be a property development requirement of any future lease. **4/30/2021**
- ☐ (It's important to note that this development plan timeline will be incorporated into your future lease, and that the consequence of a failure to meet your chosen deadlines will be a default of contract. While choice of timeline is entirely up to you, staff always offer this general advice: 1) Giving your project "extra contingency time" is beneficial to you as the applicant. 2) Avoid including outside agency approval deadlines as they are subject to change 3) Using your contractor, architect, engineer, etc. to help you develop the timeline since they will be actively working on the project with you.)



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Section 8 Financial Data

You have provided a 3 year project projection statement. Still needed are:

Please view tax documents for the years: 2017 and 2018. Please view the gross income from Clover POS for 2019.

- ✓ **A detailed extended business plan for the proposed business** including projected profit margins and costs (this should include back up documentation of how you came to the projected profit margins listed)
- ✓ **Demonstration of financial capacity** of developer and development partners, including guarantors (Actual financials to back up and coincide with your projection statement)

First National Bank is my lender for this project. The total amount I am applying for is \$350,000. I also have a trust in the amount of \$250,000 which will become liquid in the year 2022.

Currently you list the entire project costing between \$150,000 - \$300,000. Further detail/breakdown is required, including:

- ✓ **Total projected cost and approach to project financing** - including sources of funds, amount of debt, equity and public participation (if any), including a detailed construction cost for both the over slope platform along with square footage costs for any structures
 - **Detailed construction cost** - includes but not limited to: Materials, labor, transportation, storage, staging, and construction price breakdown by phase.
Please view attached document labeled: Construction cost
- ❖ This information is needed for the City determine if a security deposit, surety bond or guaranty is required for your project per HCC 18.08.090 (e).

Detailed Summary Statement of Proposed Use/Project

A clear and precise narrative description including:

- ✓ **List of all proposed uses** - Your application states "Homer Spit Oyster Bar" but your application to the State of Alaska Department of Public Safety states "oyster bar, retail, hospitality, and yacht club" along with the use of the deck space for customers. The use of the space will be used to operate Homer Spit Oyster Bar which will also include retail, office rental space, and VRBO (hospitality).
- ✓ **Overview of proposed project/business** - including but not limited to, verbal statement of project plans, plans for staging areas, material storage plans/areas during construction phases, material disposal, long term goal/business plans etc.
Please view attached documents labeled: Overview of proposed project/business.
- ✓ **The number of employees anticipated by your business.**
As my business grows, the amount of employees will increase..
- ✓ **Parking Plan**
Currently I have 3 employees, but I project more in the proceeding years.
- ✓ **Use the existing parking port which is the current use of the existing land.**
- ✓ **Landscaping and art requirements** (please see HCC 21.46.060 (d) and HCC 21.46.080)
Please view attached documents titled: Landscaping and art requirements.



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Please provide the above listed information to City Hall in care of the City Manager's Executive Assistant Rachel Friedlander (rfriedlander@ci.homer.ak.us) so that it can be added to your existing documents and considered with your application. If you have any questions please feel free to call City staff at 235-8121 ex 2222 for Rachel or 235-3160 for Port & Harbor. We look forward to a completed application and working with you on this exciting project!

Sincerely,

Bryan Hawkins
Port and Harbor Director/Harbormaster

Enclosures for reference:

- 1) Homer City Code Attachments (Overslope, Slopes, and City Lease Requirements)
- 2) 2020 02 Bayly Lease Application
- 3) CUP, Zoning permit Process from Planning Dept.

SECTION 1 PLOT PLAN

Final Conceptual design of the building:

- **Floor Plan, Elevations, Sections, Mechanical, Structural and Electrical**
 - COVER SHEET
 - GENERAL
 - FLOOR PLAN: A1
 - ELEVATIONS: A2, A3
 - GEOTECHNICAL: B1
 - SECTIONS: A5, A6
 - MECHANICAL: M1
 - STRUCTURAL: S1, S2, S3
 - ELECTRICAL: E1, E2

Plan for providing utilities that demonstrate access to City water and wastewater services:

- **Please view Homer Public Works Department and Greg Collins Excavation documents**
 - Homer Spit Oyster Bar will be assigned to city utilities: city water, city electric, and natural gas. (Please view attached documents).

SECTION 8 FINANCIAL DATA

A detailed extended business plan for the proposed business: including projected profit margins and costs, (this should include back up documentation of how you came to the projected profit margins listed.

- These profit margins are based on the first 3 years of business and how the percentage of sales has increased incrementally from year 1, year 2 and year 3.

Demonstration of financial capacity: (actual financials to back and coincide with your projection statement.

- Please view loan guarantor from First National Bank.

DETAILED SUMMARY STATEMENT OF PROPOSED USE/PROJECT

List of all proposed uses:

- Homer Spit Oyster Bar (Oyster Bar), Office space, retail space, VRBO-vacation rental by owner, special events, live music, hot dog stand, weddings, special services, mignonette and hot sauce processing, oyster shell recycling and distribution etc.

Overview of proposed project/business:

- **Including but not limited to, verbal statement of project plans, plans for staging areas, material storage plans/areas during construction phases, material disposal, long term goal/business plans etc.**
 - Homer Spit Oyster Bar plans to open this summer and operate in the same capacity as it has been the past 3 summers. Homer Spit Oyster Bar is very eager and excited to add a new addition and location for locals and tourists alike to sit back, relax and enjoy the beauty Kachemak Bay has to offer through the lense of sharing and enjoying local aquaculture produce: oysters.

- Homer Spit Oyster Bar has already established itself as a staging area for enjoying oysters. Homer Spit Oyster Bar will increase its staging area with being the first food establishment to locate itself on the interior of the Homer Harbor. Homer Spit Oyster Bar will set precedent for the development and prosperity for continued growth within the Homer community and Harbor.
- All of the materials used during the construction phase will be stored on site inside a container and will be kept tidy and will not be in conflict with any other businesses or the site.
- All materials remnants will be discarded in the appropriate receptacles and will be disposed in proper locations: i.e. waste fills, etc.
- The long term goal is to build a sustainable infrastructure for Homer Spit Oyster Bar to operate and continue to offer the community an Oyster Bar with which has become a favored place to spend time and eat delicious Alaskan oysters. Homer Spit Oyster Bar has an eco conscience and is a true believer in sustainable design as well as sustainable aquaculture and mariculture.

The number of employees anticipated by your business:

- Currently Homer Spit Oyster Bar employees 4 employees (including myself), this number will definitely increase as business booms.

Parking plan:

- To use local Spit parking which is currently provided along the Spit and also be in compliance with local parking ordinances.

Landscaping and Art requirements:

- HOMER SPIT OYSTER BAR plans to be in compliance with local architectural standards and landscaping. Please review sections:
 - HCC 21.46.060 (d) and HCC 21.46.080
 - **HCC 21.46.060 (d):** Homer Spit Oyster Bar will also incorporate and enclose all mechanical equipment as well as trash containers (mostly consisting of oyster shells for recycling purposes).
 - The architectural style of the building will be contemporary and sustainable for the local, and tumultuous environment with being situated on the Spit.
 - **HCC 21.46.080:** Homer Spit Oyster Bar will continue to carry over a similar landscape style as incorporated from the prior location.
 - Planter boxes with locally grown herbs:
 - Lavender, sage, rosemary, oregano, mint, basil, thyme, stevia,
 - Wild flowers and succulents (for inside decor)
 - Recycled wine barrels to use as exterior planter boxes for larger more substantial plans
 - Juniper, mixed with wild flowers and locally grown plants
 - The exterior furniture will also incorporate part of the hardscape on the deck.

21.46.060 Architectural standards:

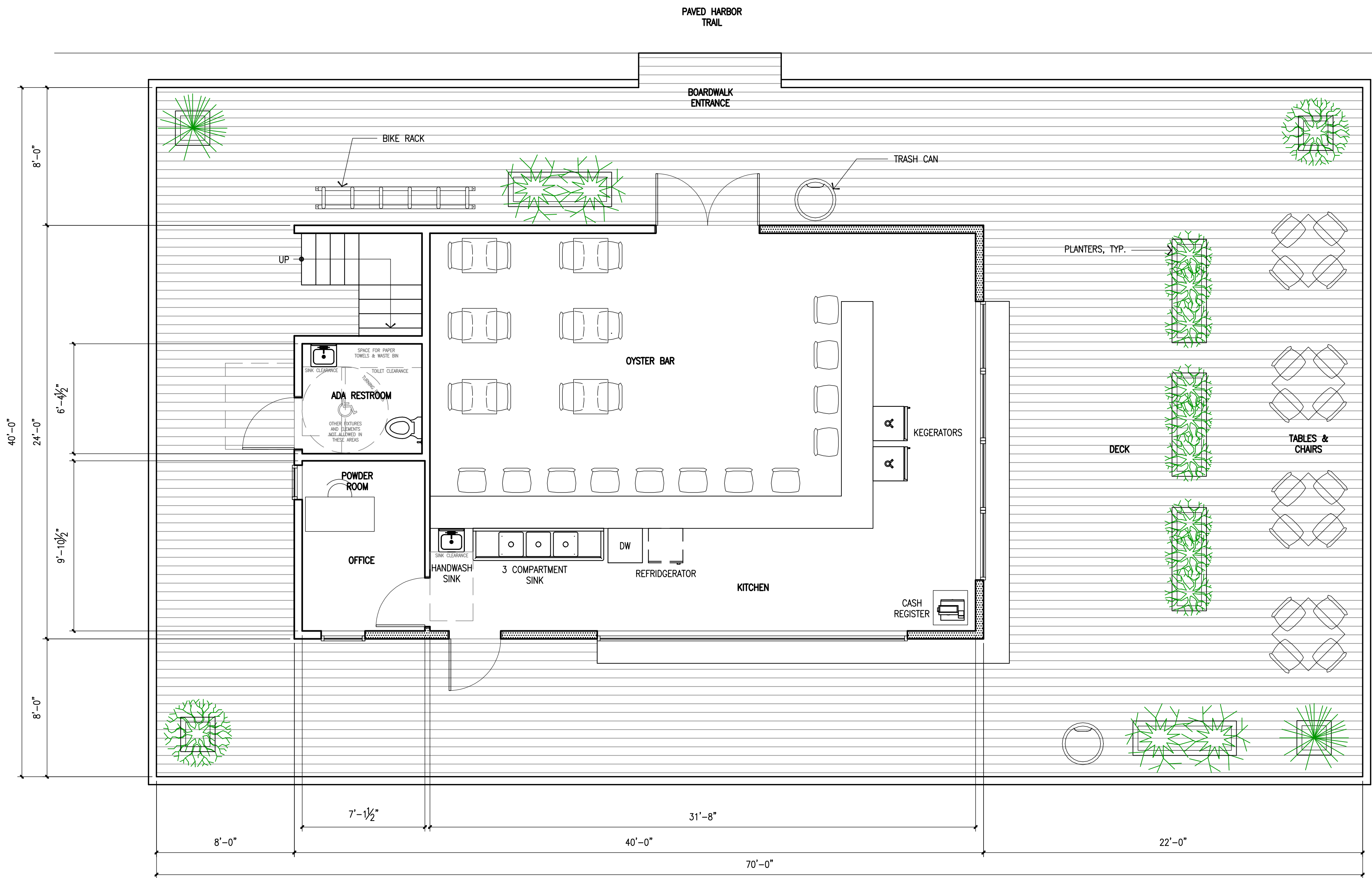
d. Opaque walls, fences or planter boxes, or any combination of them, shall be used to screen mechanical equipment and trash containers from view in adjacent public areas.

21.46.080 Landscaping:

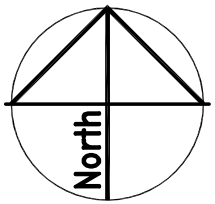
- a. Five percent of the area of an [overslope platform](#) must be landscaped.
- b. In addition to the types of plantings listed in the definition of [landscaping](#) in HCC [21.03.040](#), [landscaping](#) on an [overslope platform](#) may include planter boxes and hanging basket plantings.
- c. The [Commission](#) may [permit](#) the substitution of durable outdoor art, or amenities for public [use](#) such as bike racks, benches, trash receptacles and information kiosks, for part of the required [landscaping](#) on an [overslope platform](#). [Ord. [09-44\(S\)](#) § 3, 2009].



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



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



CONDITIONAL USE PERMIT SET
03-11-20

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

DESIGN

PLANS

JOB NO. 20-02

SUBMITTAL: xx.xx.xx

DRAWN BY: MAZ

CHECKED BY: MAZ

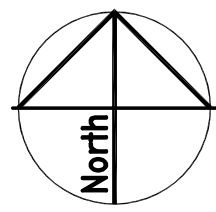
REVISIONS:

COPYRIGHT 2020

A1.1



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



CONDITIONAL USE PERMIT SET
03-11-20



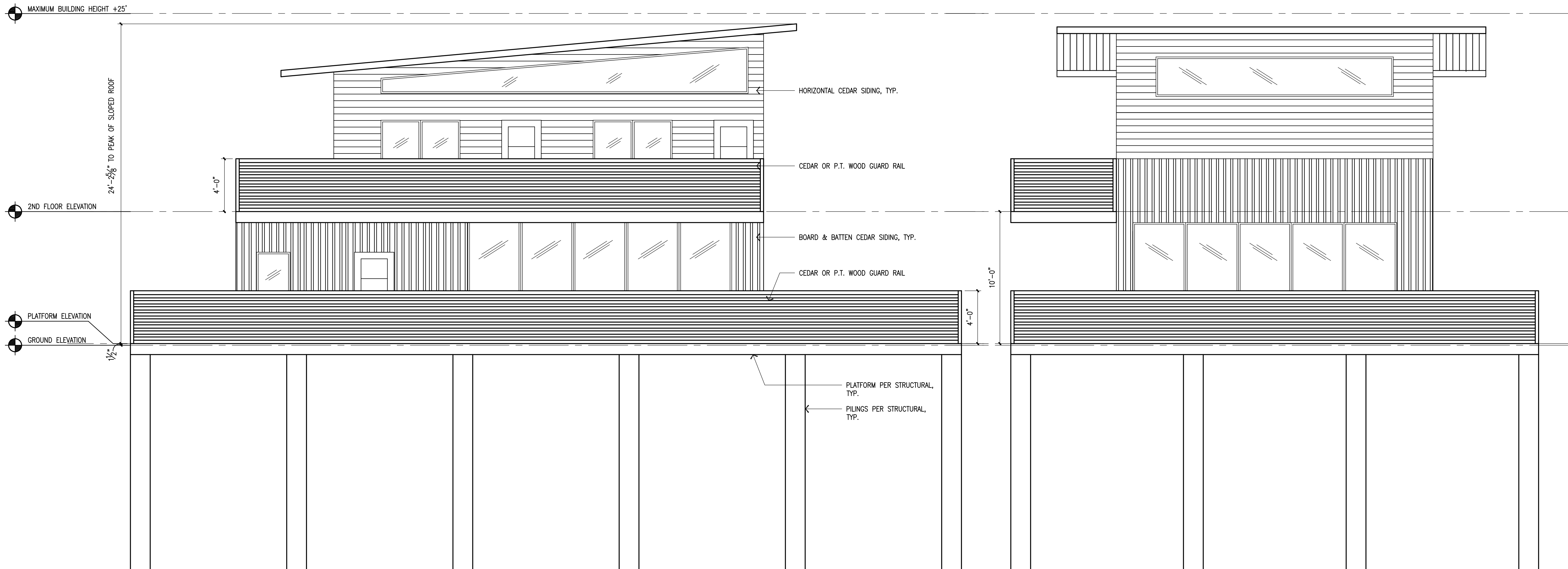
HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA
DESIGN

PLANS

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

COPYRIGHT 2020

A1.2



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

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

NOTES:
NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.
FINISH FLOOR ELEVATION 1 1/2" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.
MINIMUM BOARDWALK ELEVATION = 21 FEET NAVD 1988

CONDITIONAL USE PERMIT SET
03-11-20



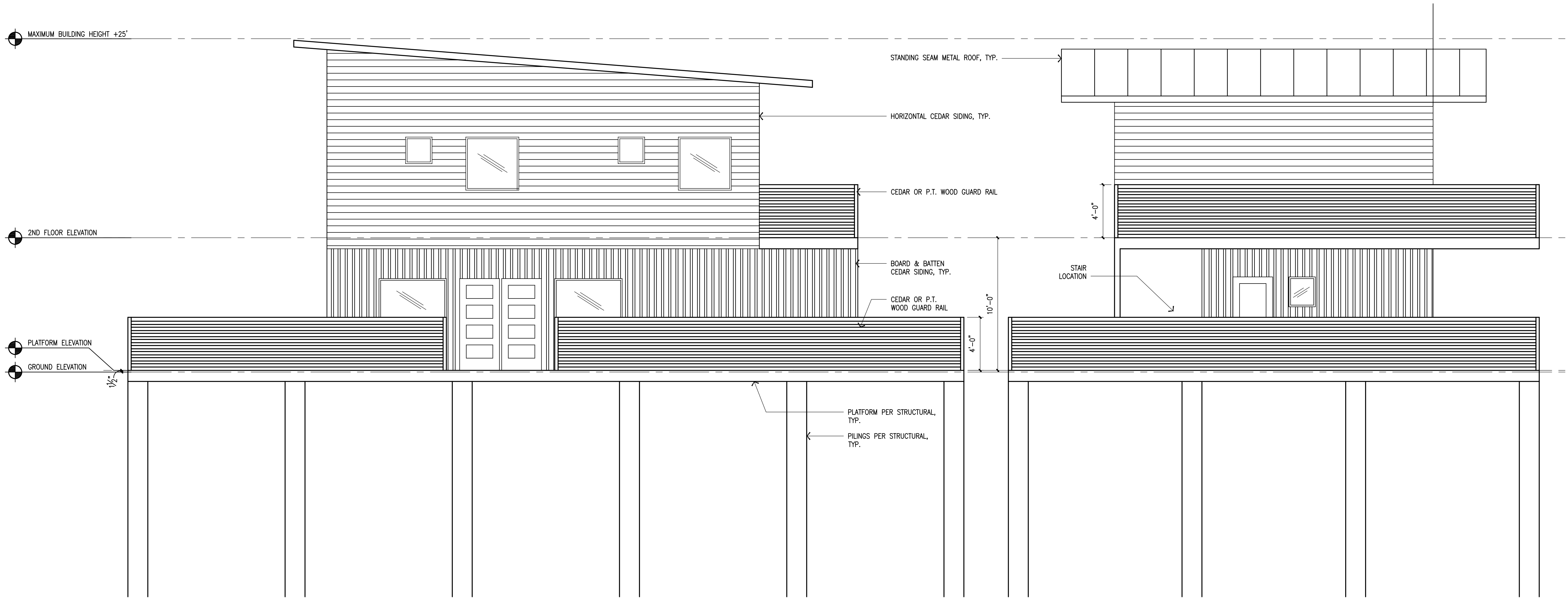
HOMER SPIT OYSTER BAR
HOMER SPIT SUB NO TWO AMENDED LOT G-8, HOMER, ALASKA
DESIGN

ELEVATIONS

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

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A2.1



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

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

NOTES:
NO SURVEY PROVIDED. GROUND ELEVATION TO BE DETERMINED WHEN SURVEY IS RECEIVED.
FINISH FLOOR ELEVATION 1/2" MAX ABOVE GROUND ELEVATION DUE TO LENGTH OF ENTRY RAMP.
MINIMUM BOARDWALK ELEVATION = 21 FEET NAVD 1988

CONDITIONAL USE PERMIT SET
03-11-20

NOT FOR CONSTRUCTION

commercial • planning • interiors • residential

DESIGN

HOMER SPIT OYSTER BAR

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

JOB NO. 20-02

SUBMITTAL: xx.xx.xx

DRAWN BY: MAZ

CHECKED BY: MAZ

REVISIONS:

COPYRIGHT 2020

A2.2

First National Bank Construction Cost Breakdown

Borrower's Name: Suvi Mirja Bayly: Homer Spit Oyster Bar

Legal Description: Homer Spit Oyster Bar

Physical Address: Freight Dock Road, Homer, AK 99603

ITEM	COST	ALREADY PAID OUT OF POCKET
Plans	\$5,000.00	
Permit Fees	\$4,500.00	
Excavation, Grading, Sewer/Septic System	\$30,000.00	
Well, Water Pump, Water Line		
Pilings (cost and labor)	\$80,000.00	
Waterproofing		
As-Built Survey		
Slabs		
Deck (cost and labor)	\$15,000.00	
Lumber - Package includes Trusses	\$20,000.00	
Framing Labor	\$15,000.00	
Windows & Exterior Doors	\$20,000.00	
Roofing	\$14,000.00	
Garage Doors Installed		
Siding & Outside Trim	\$25,000.00	
Fireplace/Woodstove & Chimneys		
Plumbing including tubs, showers, sinks, toilets.	\$15,000.00	
Heating	\$10,000.00	
Electrical Wiring (Rough and Finish)	\$15,000.00	
Insulation & Vapor Barrier	\$25,000.00	
Sheetrock, taping & texture	\$20,000.00	
Inside Lumber/Trim	\$7,000.00	
Finish Labor	Included in Price	
Exterior & Interior Paint & Finish	\$6,000.00	
Floor Coverings (vinyl, tiles, hardwood, carpet)	\$7,000.00	
Kitchen/ Bath Cabinets & Countertops	\$10,000.00	
Appliances		
Light Fixtures		
Finish Carpentry	Included in Price	
Interest		
Bank Inspection Fees/Energy Inspections		
Builder Overhead (if applicable)		
Other		
Other		
Other		
Total Cost for Construction	\$343,500.00	-

Land Value	
------------	--

First National Bank Construction Cost Breakdown

Land Payoff	
-------------	--

Date: _____

Borrower's Signature

From: [Suvi Bayly](#)
To: [Erica Hollis](#)
Subject: Fwd: Construction Breakdwon
Date: Tuesday, March 3, 2020 1:37:46 PM

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

Here's Zachs email for labor cost for the pilings. The pilings alone cost \$60,000.

Is this sufficient?

Thank you,

Suvi

----- Forwarded message -----

From: **Zech Bennett** <a2zdiving@gmail.com>
Date: Mon, Mar 2, 2020, 6:05 PM
Subject: Re: Construction Breakdwon
To: Suvi Bayly <suvibayly@gmail.com>

My estimate on cost of just labor to cut off pile at hight, cut/ weld pile caps, swing beams and weld to caps, cut and drill clips for beams and weld down for bridge planking is: \$20,000.

On Mon, Mar 2, 2020 at 4:28 PM Suvi Bayly <suvibayly@gmail.com> wrote:

Please just fill in the areas applicable to you. The bank is waiting to get this asap!!

Thank you,

Suvi

[illegible]

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

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



City of Homer, Proposed Harbor Platform

100 50 0 100 Feet

1

Coordinate System: NAD 1983 StatePlane Alaska 4 FIPS 5004 Feet
 Projection: Transverse Mercator
 Datum: North American 1983
 False Easting: 1,640,416.6667
 False Northing: 0.0000
 Central Meridian: -150.0000
 Scale Factor: 0.9999
 Latitude Of Origin: 54.0000
 Units: Foot US



Dept of Public Works
 &
 Port and Harbor Dept
 03/03/2020

Disclaimer:

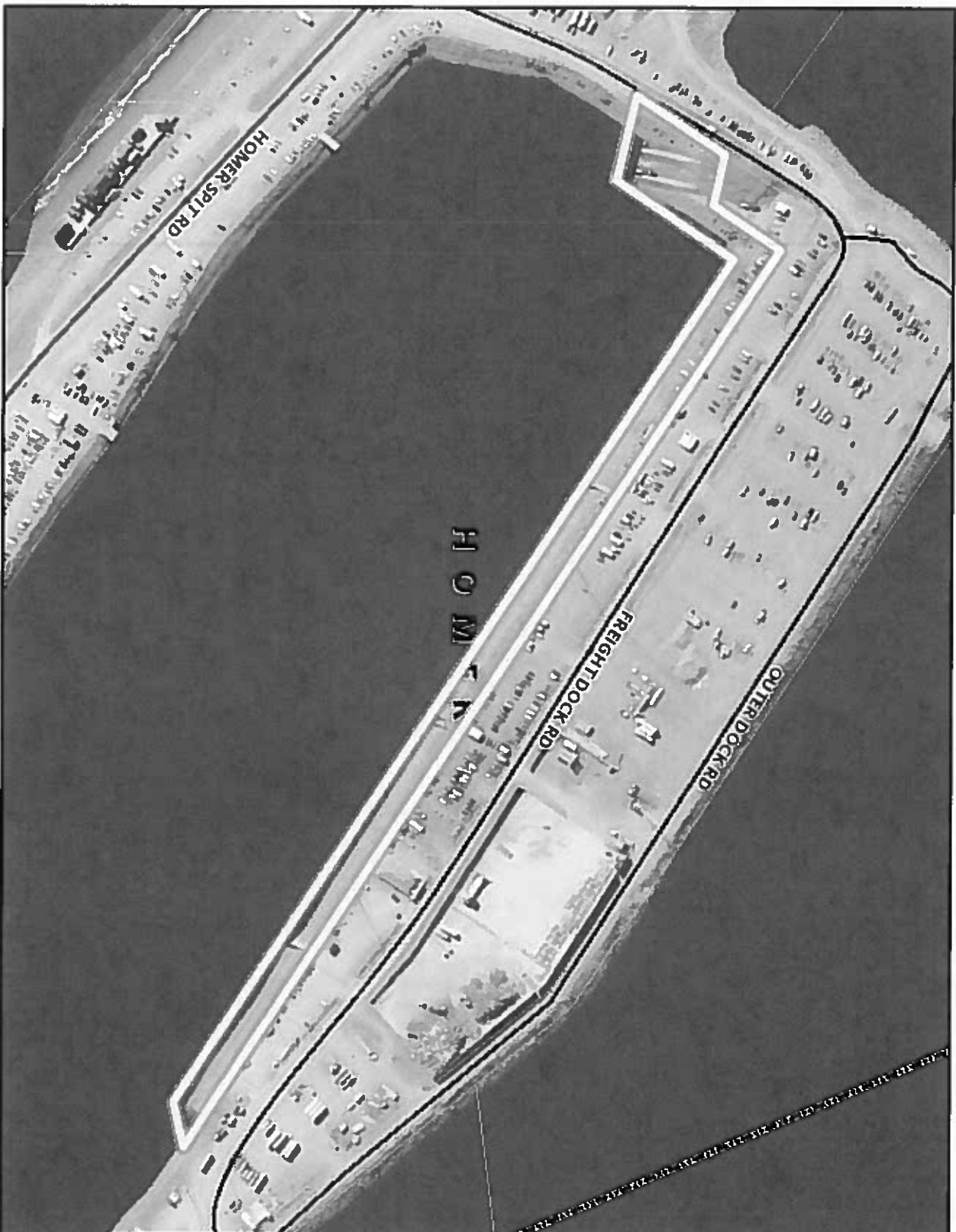
It is expressly understood the City of Homer, its council, board, departments, employees and agents are not responsible for any errors or omissions contained herein, or deductions, interpretations or conclusions drawn therefrom.



Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

Map title goes here.

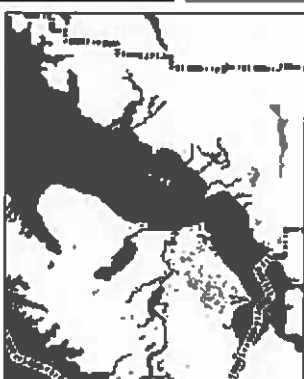


0.1 0 0.06 0.1 Miles

Coordinate System: NAD_1983_StatePlane_Alaska_4_FIPS_5004_Feet

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

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



Notes

Enter map notes here.



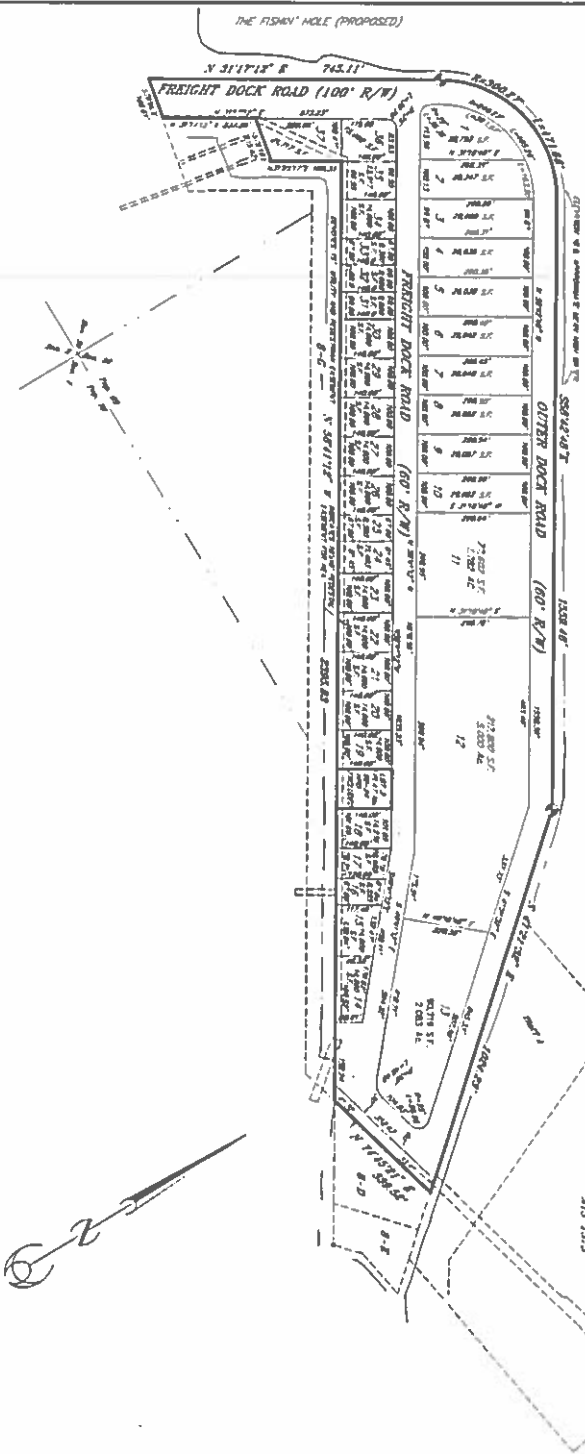


Homer Spit

Homer, AK 99603

59.62°N, 151.45°W

ACTION:
BID OF \$7,946 IS THE CITY OF MOORE ECONOMIC SYSTEM
AS SHOWN ON PLAT 8-1-05 AND CITY OF MOORE AREA OFFICE
OF STATE 2 AND RETURNED TO THE PUBLIC PLAT BY LAND
AS IMPROVEMENTS HAVE BEEN AFFECTED FOR THE CITY OF MOORE
AND WILL BE COMPLETED AS ORDERED UPON COMPLETION OF ROAD AND CITY
CONTRACTED AND BIDDING CONTRACT.



NO DIRECT ACCESS TO SITE MATERIALS RESULTS OF
ANALYSES CONDUCTED BY THE STATE OF
ALABAMA DEPARTMENT OF TRANSPORTATION
NO SIGNIFICANT INTERFERENCE SHALL BE CONSIDERED TO
BE PLACED UPON AIR POLLUTION FROM ROADWAY
OR THE EMERGENCY OF A HAZARD TO THE ENVIRONMENT
THERE IS A 15 MINUTE PASSAGE OF TIME BETWEEN THE
CLOSING OF THE ROAD AND THE CLOSING OF THE
ROADWAY. THE ROADWAY IS NOT OPEN TO TRAFFIC FOR
AT LEAST 15 MINUTES AFTER THE ROAD IS CLOSED.

[illegible]

93-12

RETURNED TO
ADDRESS OF THE DONOR
2-25-93
\$155.00
donor's gift of \$155.00
received by the donor
on 2-25-93

K779 FLE Ah 85-050

I hardly realize that I am the owner of the property shown and described herein. I hardly expect approval of this deed conveying such ownership to the public and the roadway dedicated by me for public use or to the public.

011161-1
 OGDARD J IRLAND
 HOOPER CITY MANAGER
 491 EAST FRONTIER AVENUE
 HOOPER, ALASKA 99603
 DATE: 2-21-73

VERTICAL ALIGNMENT

PAID TO ME
 RECEIVED AND PAID TO ME BY \$1.00
 at _____ 1898

11.8-93
by Committee Expires

under my direct supervision. I declare that the foregoing statement is true and correct to the best of my knowledge and belief.

DATE _____ PLAT APPROVAL _____

ATLAS OF THE
COLUMBIAN

HEAVY MAP SCALE: 1" = 1000'

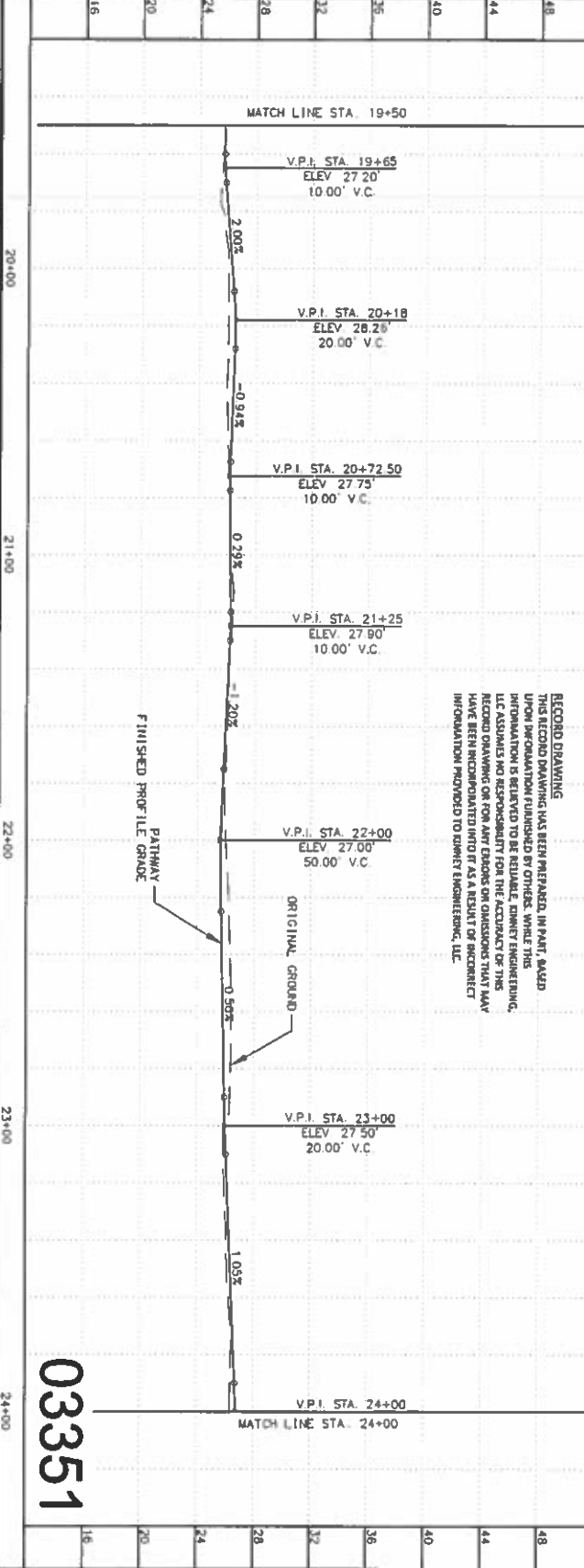
DATE JAN 1964

FLD BR Na 18

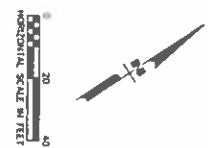
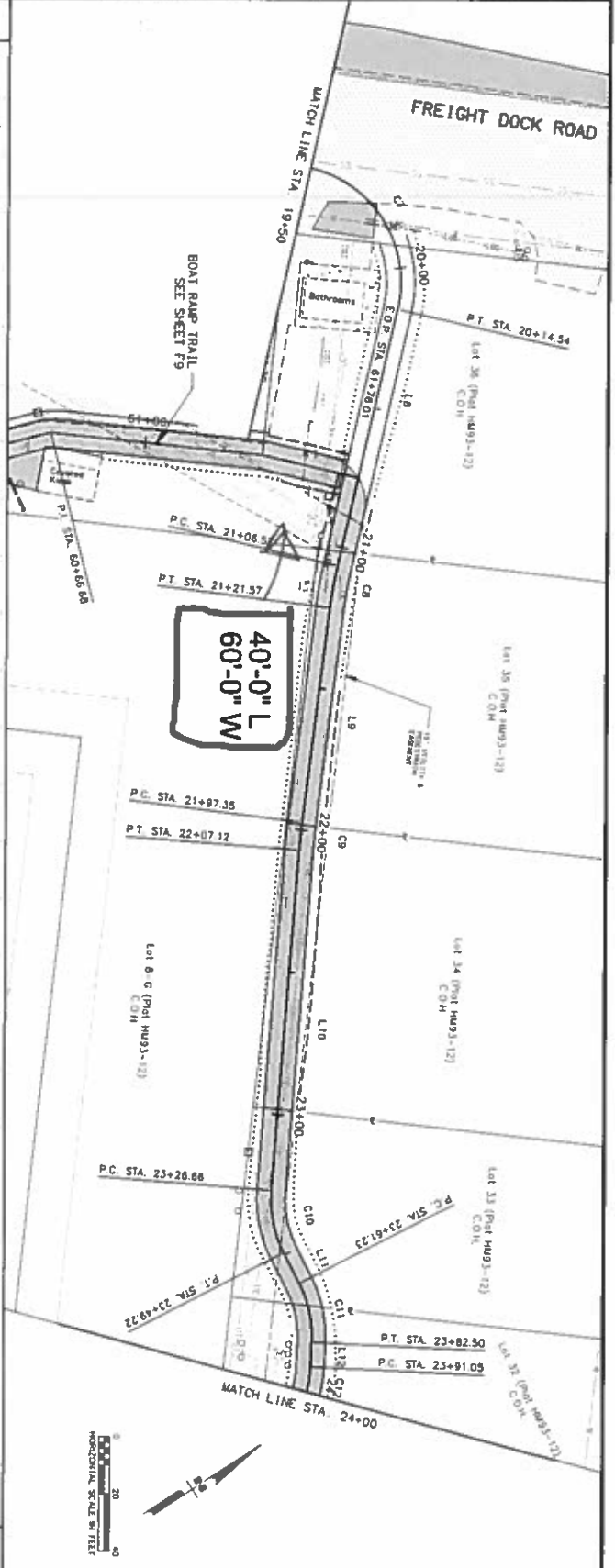
NO. 174	2017	*****
POWER SPT No. FIVE		

ADVERTISING AGENTS:
 Star 25 & 26 Pine St. & Ave. E. Room 75
 One Limited Creditors' Office at 2000 Ave. E.

44-38861-100
 FBI NEW YORK
 100-3725-2440
 OCT 1964



RECORD DRAWING
THIS RECORD DRAWING HAS BEEN PREPARED IN PART BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, KIMLEY ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF RECORDING INFORMATION PROVIDED TO KIMLEY ENGINEERING, LLC.



03351

Example of Pier Construction on Overslope





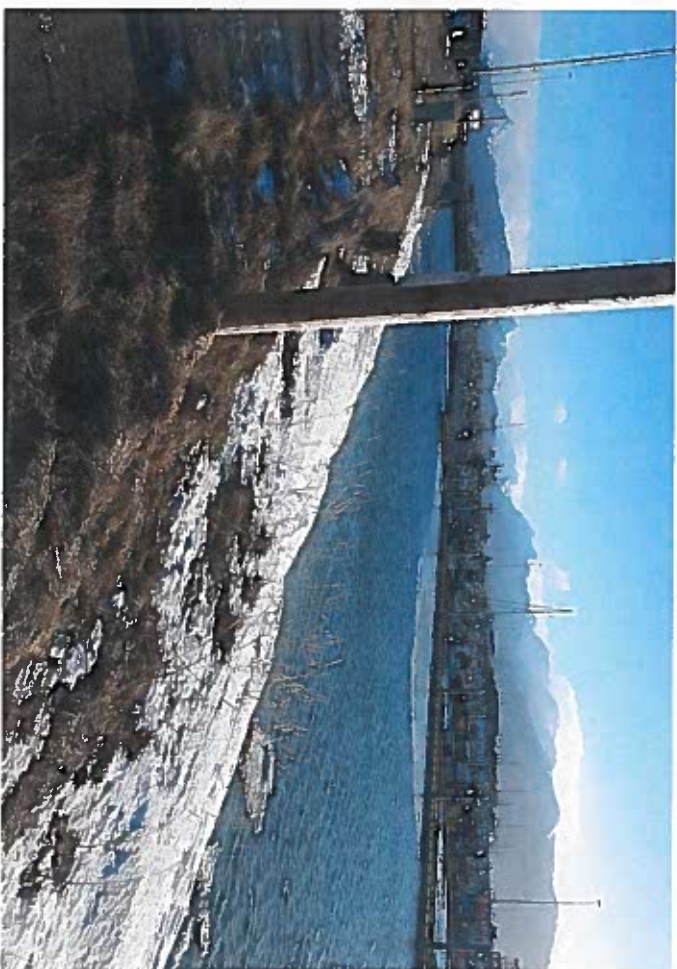








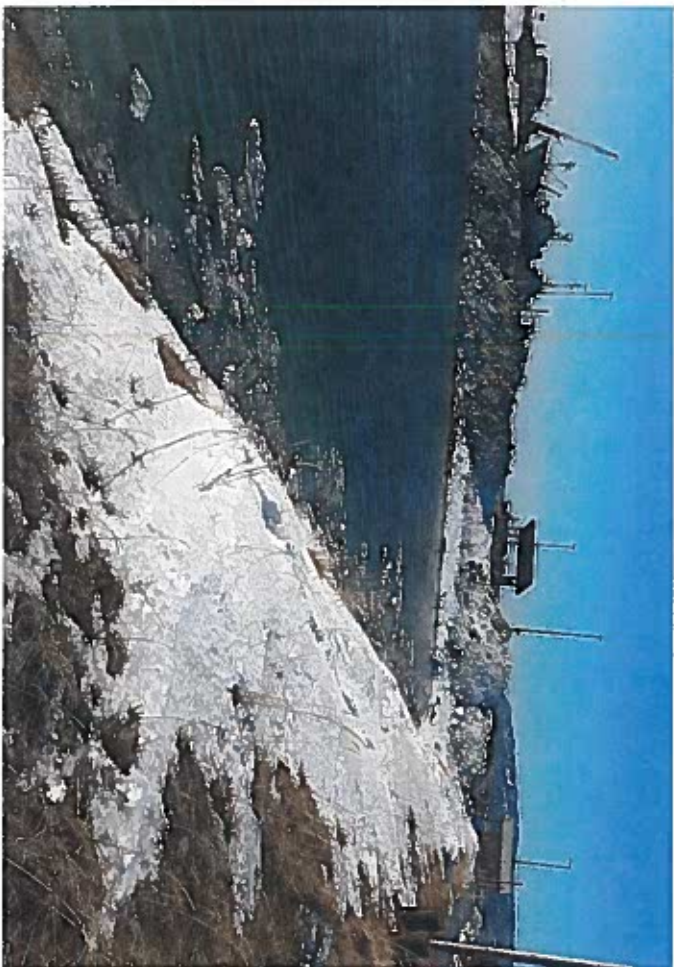


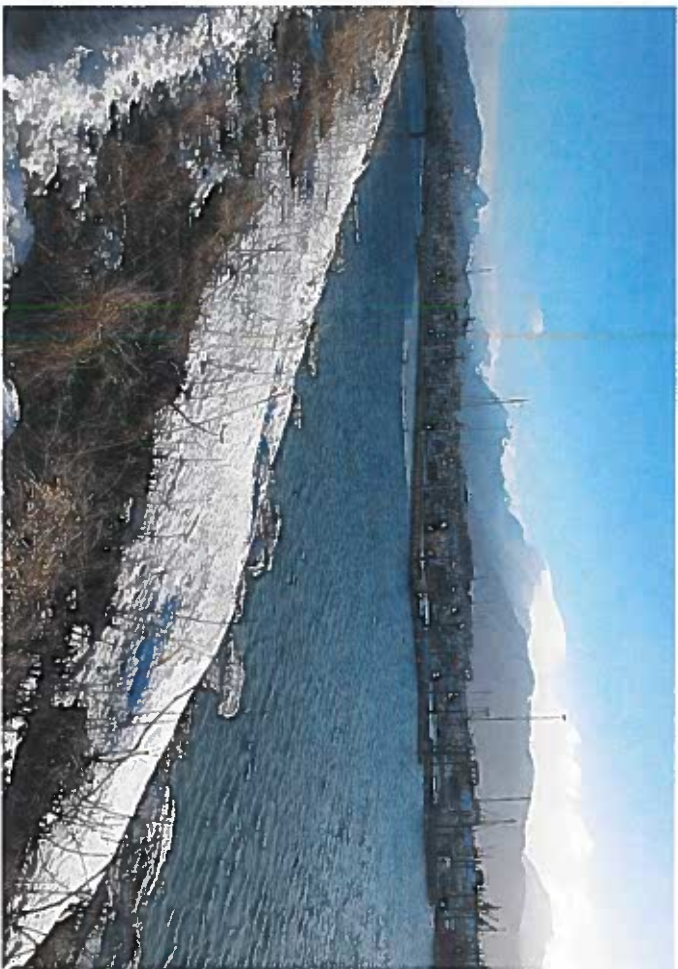






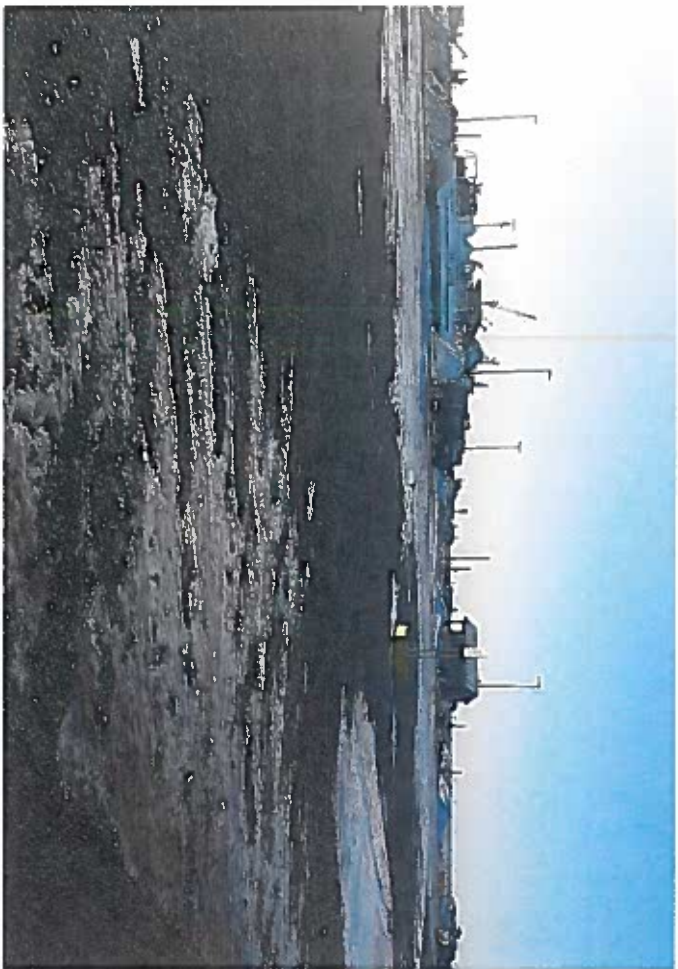
















Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

HOMER SPIT OYSTER BAR

PO BOX 195, GIRLWOOD, AK 99587-9340

owned by

SUVI M BAYLY

is licensed by the department to conduct business for the period

November 4, 2019 to December 31, 2020
for the following line(s) of business:

72 - Accommodation and Food Services

This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.
This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Anderson
Commissioner





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/11/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HOMER INSURANCE CENTER, INC 509 STERLING HWY, STE 201 HOMER, ALASKA 99603		CONTACT NAME: PHONE (A/C, No, Ext): 907-235-3881 FAX (A/C, No): 907-235-3882 E-MAIL ADDRESS:	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: GREAT DIVIDE INSURANCE CO.	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			GC982853	4/11/2019	4/11/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y/N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.I. EACH ACCIDENT \$ E.I. DISEASE - EA EMPLOYEE \$ E.I. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

PROOF OF INSURANCE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jeannette Read



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

February 19, 2020

Regulatory Division
POA-2020-00087

Dear Reviewer:

This letter concerns an application by Suvi Bayly, file number POA-2020-00087, Homer Harbor, for a Department of the Army permit under Section 10 of the Rivers and Harbors Act of 1899 (30 Stat. 1151; 33 U.S.C. 403) to construct a 40-foot wide x 60-foot long wooden deck, which would be supported by (18) 18-inch diameter steel piles. Five of the (18) piles would be located below the Mean High Water Mark (MHW), 17.2' above the 0.0' contour of Homer Harbor, a navigable water of the United States (U.S.). The proposed development would include a 24-foot wide x 60-foot long restaurant located on top of the pile supported structure. Pile driving would occur when the project site is completely de-watered, and would be performed from a land based impact pile driver. The project site is located within Section 22, T. 6 S., R. 13 W., Seward Meridian; Seldovia C-4; Latitude 59.6080° N., Longitude 151.4300° W.; Freight dock road, near the Homer Harbor boat ramp; Kenai Peninsula Borough; in Homer, Alaska.

Preliminary determinations indicate the proposed work would be minor, would not have significant individual or cumulative impact on environmental values, and should encounter no appreciable opposition. This project has been reviewed for impacts to species listed under the Endangered Species Act (ESA), to essential fish habitat (EFH), and to historic properties. It has been determined there would be no adverse effect to EFH and no effect to any species protected under ESA. In addition, there is no potential to cause effects to historic properties.

We have determined that a Letter of Permission (LOP) is the most appropriate form of authorization to be issued in this case. The decision whether to issue the LOP will depend on comments received from Federal and State resource agencies, as well as adjacent property owners. Enclosed is a copy of the plans and/or application received.

Your comments concerning this proposal must be received within 15 days of the date of this letter. If no comments are received, it will be presumed that you have no substantive objections to the issuance of the LOP.

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

Sincerely,



Andrew Gray
Regulatory Specialist

Enclosures

CC:

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



Geographic Information Systems

144 North Binkley Street, Soldotna, Alaska 99669

POA-2020-00087 Suvi Bayly



Legend

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

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

0 0.09 0.18 Miles

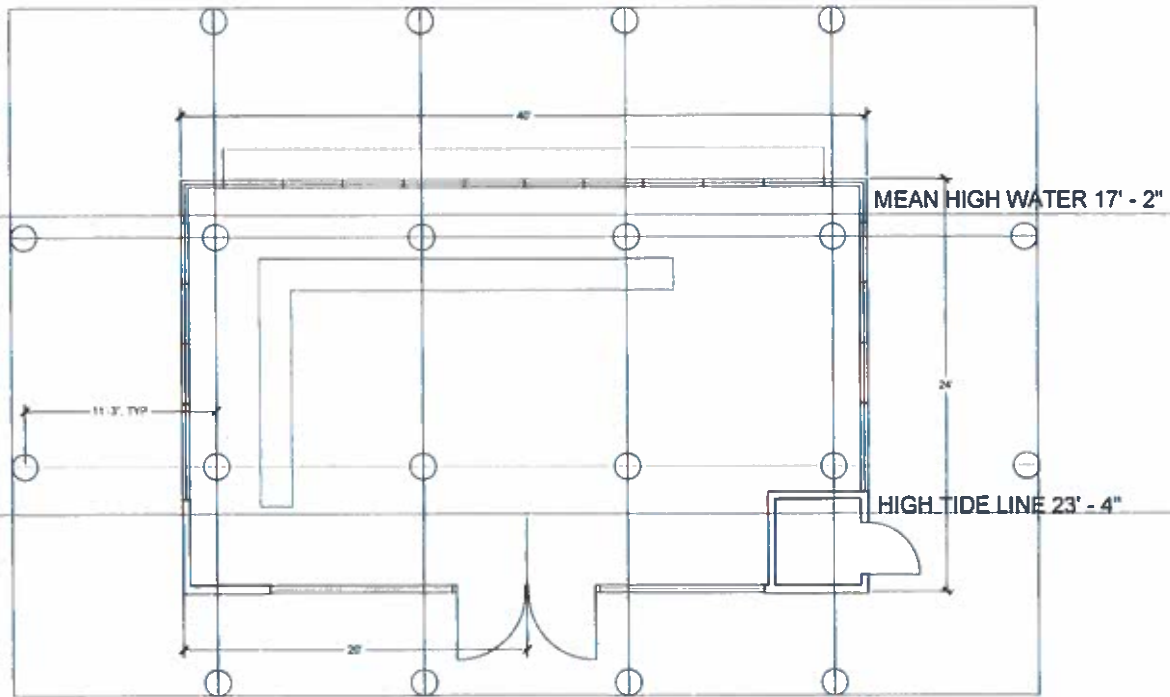
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

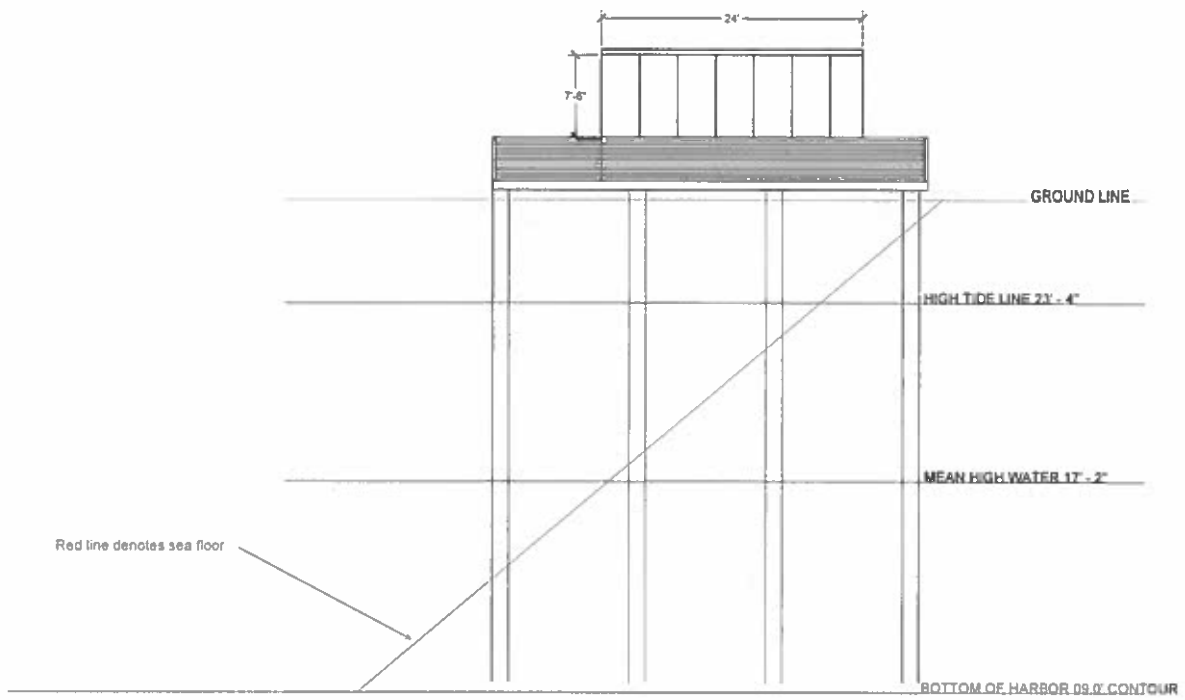
PRODUCED BY AN AUTODESK STUDENT VERSION

BOTTOM OF HARBOR 09.0' CONTOUR



PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

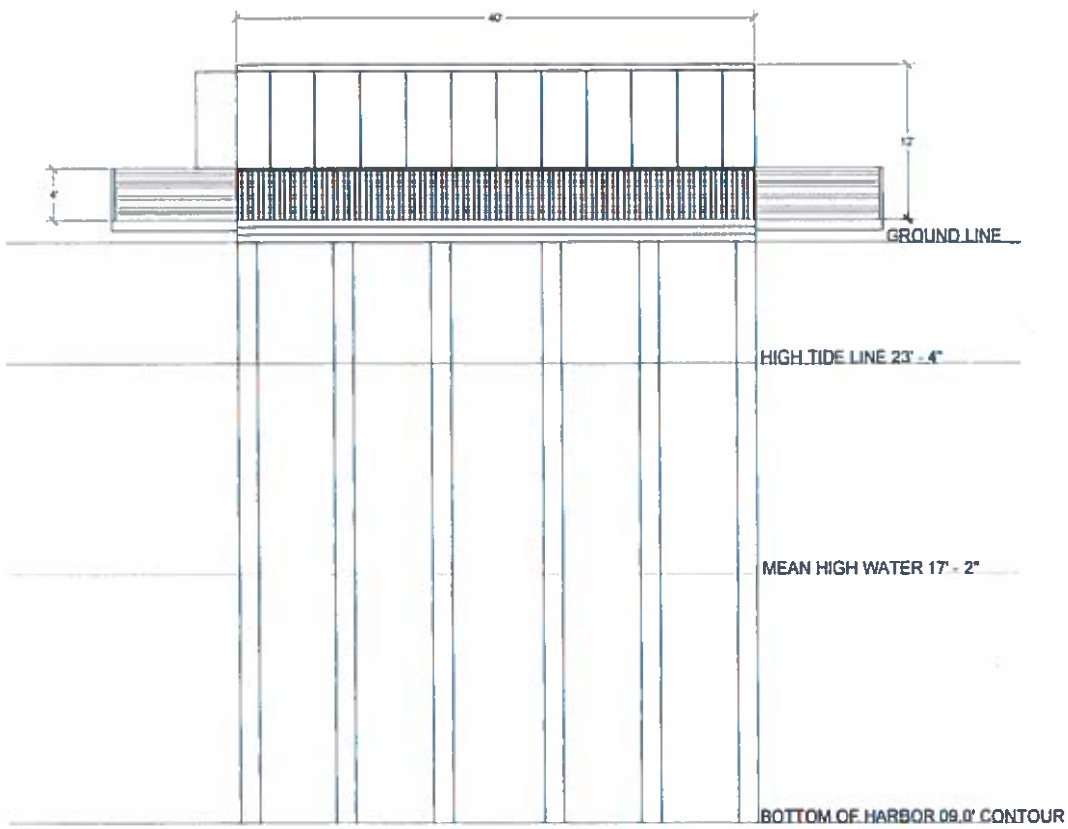


PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

Have a great day,
Mahealani

Thank you for choosing LazerPrint!

LazerPrint

p (907) 235-2335 f (907) 235-2340

New Hours beginning Oct 1, 2019

Mon & Tues, Thurs & Fri - 10a - 6p

Wednesdays by pre-scheduled Appointment Only

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: LazerPrint <prints@lazerprintshop.com>

Fri, Feb 14, 2020 at 1:38 PM

Permit just print at 8.5 x 11

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: "Hollon, Melanie B (DEC)" <melanie.hollon@alaska.gov>

Fri, Feb 14, 2020 at 2:11 PM

Melanie,

Here is a copy of the floor plan, elevations and site plan. They are work in progress; this way you have something on file.

Thank you,

Suvi

4 attachments

 11-A2.pdf
151K

 11-A1.pdf
149K

 11-A3.pdf
149K

 Oyster Bar Site Plan.pdf
177K

Hollon, Melanie B (DEC) <melanie.hollon@alaska.gov>
To: "Planning@ci.homer.ak.us" <Planning@ci.homer.ak.us>
Cc: Suvi Bayly <suvibayly@gmail.com>

Fri, Feb 14, 2020 at 2:20 PM

Hi Travis,

I have been talking to Suvi about options for her new facility and she has presented me with these drawings. I have no objections to her building a restaurant at this location as long as she ties into the city drinking water and wastewater systems. She has operated a food service establishment in the past, and is aware of the food code requirements, and I am confident she can build a facility to code.

Let me know if you need any more information, I will work closely with her during this process.

REMIT TO:

Environmental Conservation
Environmental Health
555 Cordova Street
Anchorage, AK 99501

**TYPE
CODE**
FF-6

Facility #:

CONTACT NAME: Suvi Bayly**ADDRESS:** 824 Ocean Drive Loop**DBA:** Homer Spit Oyster Bar**CITY:** Homer**PHONE:** 907-885-5340**STATE, ZIP:** AK, 99603**EMAIL:** suvibayly@gmail.com**FSS Contact Name:** Heidi Isernhagen**Phone:** 907-262-3416**TOTAL FEES**ANNUAL FEE \$400.00*Less 50% Discount* \$0.00**SUBTOTAL** \$400.00PLAN REVIEW FEE \$400.00CHANGE OF OWNERSHIP FEE \$0.00OTHER: \$0.00**TOTAL FEES** \$800.00**APPLICANT: IMPORTANT**

**1. Make check payable to:
State of Alaska**

**2. Reference invoice number and facility
number on your check.**

Date Payment Received:**PAID:** \$0.00**AMOUNT DUE:** \$800.00

**NOTE: Payment due by 3/10/2020 9:59:56 AM. Plan review
will not begin until payment is received.**

Date Issued: 3/10/2020

Sincerely,

Melanie Hollon

ADEC

Food Safety and Sanitation

907-262-3413


melanie.hollon@alaska.gov

[Quoted text hidden]

4 attachments

 **11-A2.pdf**
151K

 **11-A1.pdf**
149K

 **11-A3.pdf**
149K

 **Oyster Bar Site Plan.pdf**
177K

Suvi Bayly <suuibayly@gmail.com>

To: "Hollon, Melanie B (DEC)" <melanie.hollon@alaska.gov>

Fri, Feb 14, 2020 at 2:43 PM

Thank you Melanie.

Sincerely appreciated,

Suvi

[Quoted text hidden]



Suvi Bayly <suuibayly@gmail.com>

New Location for Homer Spit Oyster Bar

13 messages

Suvi Bayly <suuibayly@gmail.com>

Sat, Feb 8, 2020 at 1:15 PM

To: "Hollon, Melanie B (DEC)" <melanie.hollon@alaska.gov>

Dear Melanie,

Homer Spit Oyster Bar is moving to a new location and not the location I was mentioning before. Size was not big enough on 4025 Homer Spit Road.

So I am proposing to the City of Homer and Port and Harbor Commission a brand new location on the NW side of the Harbor. In order to proceed and meet deadlines below are the requirements I must meet from DEC.

Please read health requirement below and let me know what I need to do in order to meet the guidelines. Also below is attached an Plat map indicating #33 where I plan to build and place Homer Spit Oyster Bar.

Health Requirements: Attach a statement documenting that the plans for the proposed waste disposal system, and or any other necessary health requirements, have been submitted to the State Department of Environmental Conservation for approval. Granting of this lease shall be contingent upon the lessee obtaining all necessary approval from the State DEC.

Thank you,

Suvi Bayly
907-885-5340

 **2020 HSPIT-PLATS.pdf**
850K

Suvi Bayly <suuibayly@gmail.com>

Mon, Feb 10, 2020 at 5:36 PM

To: "Suvi M. Bayly" <suuibayly@gmail.com>

[Quoted text hidden]

 **2020 HSPIT-PLATS.pdf**
850K

Hollon, Melanie B (DEC) <melanie.hollon@alaska.gov>

Tue, Feb 11, 2020 at 8:37 AM

To: Suvi Bayly <suuibayly@gmail.com>

Cc: "Isernhagen, Heidi L (DEC)" <heidi.isernhagen@alaska.gov>

Will you be able to connect into the city of Homer water and sewer lines at this property or do you have alternative plans for those systems.

[Quoted text hidden]

Suvi Bayly <suuibayly@gmail.com>

Tue, Feb 11, 2020 at 8:59 AM

To: "Hollon, Melanie B (DEC)" <melanie.hollon@alaska.gov>

I am connecting into city water and sewer. It will be year round infrastructure.

[Quoted text hidden]

Hollon, Melanie B (DEC) <melanie.hollon@alaska.gov>
To: Suvi Bayly <suvibayly@gmail.com>

Tue, Feb 11, 2020 at 9:30 AM

Perfect! DEC has no objections to this plan. I can't issue an approval without plans or do a plan review without fees being paid. I did speak Travis in the city of Homer planning dept and let him know I would be the one working with you on this facility and as long as plans meet min requirements they would be approved.

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: "Hollon, Melanie B (DEC)" <melanie.hollon@alaska.gov>

Tue, Feb 11, 2020 at 10:56 AM

Wonderful, so is there anything else I need from you as my DEC rep in order to be in compliance with the City of Homer lease application/assignment form? I will forward the plans to you later today, since the deadline with the city is this Friday for my lease application.

It does require me to attach a statement documenting that the plans for the proposed waste disposal system, and or any other health requirements, have been submitted to DEC for approval. Granting this lease shall be contingent upon the lessee obtaining all necessary approvals from the state DEC.

[Quoted text hidden]

Hollon, Melanie B (DEC) <melanie.hollon@alaska.gov>
To: Suvi Bayly <suvibayly@gmail.com>

Tue, Feb 11, 2020 at 11:10 AM

Travis said that you had a deadline of Friday to get your lease application in but there is no way I can approve your plans in that short of time. The plans go to Anchorage for data entry and then are assigned from there. Staff have 30 days to review plans and as you know there is quite a bit of back and forth as the details get worked out. If you submit the plans and I can date stamp them received which should satisfy the City's requirements.

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: Rachel Friedlander <rfriedlander@ci.homer.ak.us>, Travis Brown <tbrown@ci.homer.ak.us>

Tue, Feb 11, 2020 at 1:12 PM

Will this be sufficient to submit my lease application this week Friday, since Melanie wont be able to give 100% approval until a month away?

Thank you,

Suvi

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: pam.bowden@alaska.gov

Tue, Feb 11, 2020 at 2:41 PM

----- Forwarded message -----

From: **Hollon, Melanie B (DEC)** <melanie.hollon@alaska.gov>

Date: Tue, Feb 11, 2020 at 9:30 AM

[Quoted text hidden]

[Quoted text hidden]

Rachel Friedlander <rfriedlander@ci.homer.ak.us>
To: Suvi Bayly <suvibayly@gmail.com>, Travis Brown <tbrown@ci.homer.ak.us>

Tue, Feb 11, 2020 at 4:36 PM

Cc: Bryan Hawkins <BHawkins@ci.homer.ak.us>, Travis Brown <tbrown@ci.homer.ak.us>, Erica Hollis <ehollis@ci.homer.ak.us>

Hi Suvi,

Yes, we can include this email as part of your application addressing the DEC requirement.

Best,

Rachel



Rachel Friedlander

Executive Assistant to City Manager Katie Koester

City of Homer

907. 435. 3102

RFriedlander@ci.homer.ak.us

<https://www.cityofhomer-ak.gov/>

From: Suvi Bayly <suviabayly@gmail.com>

Sent: Tuesday, February 11, 2020 1:12 PM

To: Rachel Friedlander <rfriedlander@ci.homer.ak.us>; Travis Brown <tbrown@ci.homer.ak.us>

Subject: Fwd: New Location for Homer Spit Oyster Bar

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

[Quoted text hidden]

Suvi Bayly <suviabayly@gmail.com>

To: Rachel Friedlander <rfriedlander@ci.homer.ak.us>

Tue, Feb 11, 2020 at 4:39 PM

Great, thank you.



Alaska Department of Environmental Conservation
Receipt

Items

Description	Applicant	Identifier	Quantity	Unit Price
Deli/Takeout/DriveIn Food Service	Suvi Bayly Homer Spit Oyster Bar Facility Homer Spit Oyster Bar	2183	1	400.00

Payments

Receipt #	Date	Remitter	Contact	Method	Amount
3RWMM6MY	11/28/2018 3:21 PM	Suvi Bayly PO Box 195 Girdwood, AK 99587 USA	suvibayly@gmail.com 907-885-5340	Credit Card (Terminal) ACCT *****7935	400.00

Total

Items \$ 400.00
Payments \$ 400.00
Amount Due \$ 0.00

Phone 1 (907) 465-5089
Fax 1 (907) 465-5070
TDD 1 (800) 770-8973

Mailing Address Department of Environmental Conservation
P.O. Box 111800
Juneau, AK 99811-1800

Website <https://dec.alaska.gov/>
Email dec.adec.userfees@alaska.gov

DEC ANCHORAGE OFF 18
555 CORDOVA ST
ANCHORAGE, AK, 99501
907-465-5089

Phone Order

xxxxxxxxxxxx7935
VISA

Entry Method: Manual

Total: \$ 400.00

11/28/18

15:20:46

Inv #: 000030024

Appr Code: 072600

Apprvd: Online

AVS Code: EXAC MATCH Y

CVV2 Code: MATCH M

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

X

Merchant Copy
THANK YOU!

State of Alaska
Department of Environmental Conservation
EH Food Safety and Sanitation Program
555 Cordova St. 5th Floor
Anchorage, Alaska 99501

2020 Renewal Application for Food Service Establishment Invoice

Facility ID: 2062
Business Code: FB966F6B

If ownership has changed since last permit issued,
please email DEC.FSSPermit@Alaska.gov or call
(907)269-6289.
This renewal can be completed through our online portal
at <http://fss.dec.alaska.gov/usafoodsafety/Login.aspx>.

Homer Spit Oyster Bar
PO BOX 195
GIRDWOOD, AK 99587

Establishment Information (if any information has changed, update information on renewal application).
Note: A new application is required for change in the business address or ownership. New Application can be found online at
<http://dec.alaska.gov/eh/fss/forms> or by contacting Permit Coordinator at (907)269-6289.

Name of Establishment: Homer Spit Oyster Bar Owner's Name: Homer Spit Oyster Bar

Business Phone Number: (907) 885-5340 Alternative Or Cell Phone: _____

Business E-mail Address (Please verify, will be used to email permit if requested) : suviabayly@gmail.com

Physical Business: 3851 Homer Spit RD Suite#: _____

City: Homer State: Alaska Zip Code: 99603

Mailing address for all correspondence, if different than above:

ATTN: _____ Telephone Number: (907) 885-5340

Address (Street/Box): _____ Unit#: PO BOX 195 City: GIRDWOOD State: Alaska Zip Code: 99587

The balance due shown is the annual fee for the food establishment permit listed below. A notice will be issued for each permit held. Payment is due by the permit expiration date shown in the table below. Failure to pay these fees will result in enforcement action, including closure of your establishment, and may subject you to legal action under AS 17.20.305 or 46.03.790, or a civil action to collect the amount due to the state.

Date	Program ID	Description	Amount
12/31/2019	2183	FF-6 Deli/Takeout/Drive-in Food Service	\$400.00
		Invoice Balance Due	\$400.00

If you have questions, your business is no longer in operation, you have changes to your operation, or you feel you may have difficulty paying these fees on time, please email DEC.FSSPermit@alaska.gov or call 907-269-6289.

For quicker processing, pay online by credit card at: <http://fss.dec.alaska.gov/usafoodsafety/Login.aspx>

If you are mailing in payment, please send to the following address; you may pay for multiple permits with a single check. Please include the "Program ID" numbers shown for each permit on your check or include a copy of this form.

DEC-Food Safety and Sanitation
555 Cordova St. Fifth Floor
Anchorage, AK 99501

If you have questions or concerns regarding safe food handling practices call toll free: 1-87-SAFE-FOOD (in Anchorage call (907) 334-2560)

If you have any questions or wish to make special arrangements for payment, contact dec.fsspermit@alaska.gov or call 907-269-6289.



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Public Safety

DIVISION OF FIRE AND LIFE SAFETY
Plan Review Bureau - Anchorage

5700 East Tudor Road
Anchorage, Alaska 99507-1225
Main: 907.269.2004
Fax: 907.269.0098

February 07, 2020

Suvi Mirja Bayly
Homer Spit Oyster Bar
PO Box 195
Girdwood, AK 99587

SUBJECT: Homer Spit Oyster Bar (36 Freight Dock Rd.) - Full
Plan Review
CITY: Homer
PLAN REVIEW: 2020Anch1081
TYPE OF CONSTRUCTION: VB
OCCUPANCY: A2
2012 INTERNATIONAL BUILDING AND FIRE CODE

Dear Suvi Mirja Bayly:

This letter is to acknowledge receipt of your plans and application for plan review for the subject facility. A plan review number has been assigned as indicated. The plan review fee is required to be paid prior to the review. To help keep our files current and expedite the review, your submittal of the fee within fifteen (15) days will be appreciated.

The plan review fee is \$1,997.89. Please make your check, money order or cashier's check payable to the State of Alaska. To ensure that the check or money order reaches us in a timely manner, please include "Fire and Life Safety - Plan Review Bureau" in the mailing address.

13 AAC 50.027 prohibits the beginning of any construction, alteration, or repair to building regulated by the State Fire Marshal until plans and specifications have been reviewed and approved.

If you have any questions regarding this matter, please contact us at the address above.

Sincerely,

Pamela J. Bowden

Pam Bowden
Office Assistant II

APPLICATION FOR FIRE AND LIFE SAFETY PLAN REVIEW

Authority: 13 AAC 50.027

1. Name of building (previous and new): Homer Spit Oyster Bar

2. Provide a detailed project description and previous plan review number (if applicable) of the work:

Building a new building at the harbor. This is new construction and the interior square footage is roughly 2,000-2500 square feet. the surrounding deck increases the square footage 10-15%3. Type of Project and cost: ☒ new building ☐ addition to an existing building ☐ remodel ☐ occupancy change
☐ foundation ☐ fuel system project ☐ relocation ☐ fire system project ☐ Change Order Request (appr. rev. change)Project Cost \$ 150,000

(Required for Fuel Systems and Renovations/Remodels (labor and materials))

4. Describe use of the building: Oyster Bar, Retail, Hospitality, Yacht ClubLot Number: 36

Block Number: _____

Subdivision Name: _____ GPS: X: _____ Y: _____

Physical Address (required): # 36Street: Freight Dock Road

Suffix: _____

City: HomerZip: 99603Type of construction: new

(IIA, IIB, VA, VB)

Indicate use of IBC occupancy: _____

(A,B,E,F,S,I,H,R,U)

Total square footage: 1600-2000Suppression system to be installed: ☐ Yes ☒ No #Devices: _____Fire Alarm system to be installed: ☒ Yes ☐ No #Devices: _____APPLICANT NAME: Suvi M. BaylyCOMPANY NAME: Homer Spit Oyster BarMAILING ADDRESS: 824 Ocean Drive LoopCITY: Homer

ST: _____

ZIP: 99603PHONE: 907-885-5304

FAX: _____

EMAIL: suvibayly@gmail.comOWNER NAME: Suvi M. BaylyCOMPANY NAME: Homer Spit Oyster BarMAILING ADDRESS: 824 Ocean Drive LoopCITY: Homer

ST: _____

ZIP: 99603PHONE: 907-885-5340

FAX: _____

EMAIL: suvibayly@gmail.com

I certify that I have read and examined this application and know the same to be true and correct. I recognize that approval of plans submitted does not presume to give approval to oversights by the Division of Fire and Life Safety nor grant authority to violate or cancel the provisions of any other state or local law regulating this occupancy. 13AAC 50.027(c)(5): "If any work for which a plan review and approval is required by this subsection has been started without first obtaining plan review and approval, a special processing plan review fee will be charged."

APPLICANT SIGNATURE

DATE

Please Submit Applicable Documents – stamped by an Alaskan Registered Design Professional

- [] SCALED PLOT PLAN: Show distance to property lines and existing buildings.
- [] STRUCTURAL DRAWINGS - including: design criteria, connections.
- [] ARCHITECTURAL DRAWINGS - including: Interior and exterior wall details, means of egress, fire extinguisher information.
- [] MECHANICAL DRAWINGS - including: Hood and duct, fuel tank size and location.
- [] ELECTRICAL DRAWINGS - including: Emergency lighting, exit signs.
- [] FIRE PROTECTION SYSTEM: Automatic sprinklers, hood suppression, fire alarm.
- [] FIRE DEPARTMENT ACCESS LETTER – including: access and fire flow approval and notification.
- [] Electronic PDF copy to assist in maintaining an accessible file copy and database copy; if possible.

IT IS IN VIOLATION OF STATE LAW TO BEGIN ANY CONSTRUCTION BEFORE A PERMIT HAS BEEN ISSUED BY THIS OFFICE.

Explanation of Application for Fire & Life Safety Plan Review

1. Name of Building: HOMER SPIT OYSTER BAR

Our office uses building names for our files and systems. Because of this, we need to know how you will be referring to the building. If it's an existing building, be sure to include any previous names the building may have been called in the past. If this project involves a tenant in a building, provide the building name and the tenant name with the suite number.

2. Project Description: Building a new building to own and operate Homer Spit Oyster Bar. Business needs a new location since business is expanding: year round water, natural gas, electricity, etc. larger interior space, full size kitchen, ADA compliant restrooms, office space and exterior deck to accommodate customers.

3. Type of Project & Cost: New Construction. Cost: \$150,000-\$300,000.

Select the type of project. Provide project cost for renovation projects or fuel systems.

4. Use of Building: Oyster Bar, is the main use of the building space.

Provide brief description on building (ex. "Office space on 1st floor and long term rental apartments on 2nd floor")

5. Lot Number / Block Number / Subdivision Name: Freight Dock Road, Homer Spit, Homer, AK (Plat #36)

This information is to be provided if you have it.

6. Physical Address: Plat #36

If your area does not have physical addresses, please provide Lot/Block/Subdivision names.

7. Type of Construction (I, II, III, IV, V): Type II

Designators used to describe the type of materials that will be used in the construction of the building. This information can be found in more detail in Chapter 6 of the 2009 International Building Code (IBC). (This information can be found on our website at www.akburny.com)

Below are examples of the more common construction types:

Type II – (noncombustible) metal or masonry

A= One Hour Fire Rating, B=No rating or fire separation.

Type V – (combustible) wood

A= One Hour Fire Rating, B=No rating or fire separation.

8. Use or IBC Occupancy (A, B, E, F, H, I, M, R, S, U): A: Assembly occupancy

These are classifications for building use and occupancy. This information can be found in more detail in Chapter 3 of the 2012 International Building Code (IBC). (This information can be found on our website at www.akburny.com.)

A: Assembly occupancy – buildings used for social events and gatherings Theaters, restaurants, churches, bowling alleys

B: Business occupancy – buildings involved in professional or office type transactions Banks, outpatient clinics, post offices

E: Educational occupancy – buildings used for educational purposes through 12th grade Day cares, schools

F: Factory occupancy – buildings used for assembling, packaging, repairing or processing Bakeries, breweries, water treatment

H: Hazardous occupancy – buildings used for storage and processing of materials which constitute a health hazard

Storage of explosives, toxic chemicals, corrosives, flammable, combustible materials/liquids

I: Institutional occupancy – supervised environments in which people are cared for Alcohol & drug centers, assisted living facilities, hospitals, jails

M: Mercantile occupancy – buildings used for display and sale of merchandise Retail stores, gas stations

R: Residential occupancy – buildings used for sleeping purposes Hotels, apartments, boarding houses

S: Storage occupancy – buildings used for storage of nonhazardous materials Aircraft hangars, food storage, warehouses

U: Utility occupancy – accessory buildings not classified under other occupancies Barns, sheds, tanks

9. Total Square Footage: 2000-2500 (maybe smaller, this is a rough estimate, size will be based on budget

Provide total square footage of the project and of the building itself. If you are submitting for an addition review, provide the square footage of the addition and the total square footage of the building.

10. Suppression & Alarm system to be installed: YES

Only to be used if you are submitting for a fire alarm or fire suppression or kitchen hood & duct suppression system. Provide the number of devices for an accurate fee.

11. Applicant Information: Suvi M. Bayly, owner, same as primary applicant

The primary applicant will receive any correspondence or questions from our office. The owner's information needs to be provided if different than the primary applicant.

12. Applicant Signature:



This application is a legal document and needs to be signed before our office can proceed with the review.

13. Checklist

This checklist is provided to assist with the submittal process. This is a summary of the information we may need to see depending on the type of project you have.

Please note: Your project may be delayed in processing if your application is not completed entirely. If you have any questions regarding the application - please call our office at 907.269.2004

Responses to Correction Letters

Please Note: Provide an itemized response to each correction item listed; Plans and documents should be correlated to the itemized correction letter.

Plan Review Fees Explanation

Our procedure for determining fees is detailed in our Regulations and can be found in total on our website (www.akburny.com).

The pertinent sections are included below followed by step-by-step examples.

(1) upon application for a plan review, a plan review fee must be paid to the State of Alaska; the plan review fee is established by *I.B.C.*, Section, 108 adopted by reference in 13 AAC 50.020; the value of the proposed construction will be determined by the division of fire and life safety using the valuation schedule, the plan review fee table and the plan review fee formula set out in (6), (7), and (8) of this subsection; renovation, alterations, and mechanical changes and fuel system installation and replacement valuation is determined by the project cost; the fee schedule will then be applied to the calculated fee; if the division of fire and life safety cannot determine project value using the valuation schedule or the construction estimate, an hourly fee of \$75 per hour or fraction of an hour will be charged; the minimum review fee for industrial (oil, gas, and mining) use facilities is \$1000; the plan review fee for home day cares is \$100; the plan review fee for a relocation review is \$150; the minimum fee for other uses requiring administrative approval, such as impairments, code modifications, foundations, and framings is \$150;

(5) if any work for which a plan review and approval is required by this subsection has been started without first obtaining plan review and approval, a special processing plan review fee will be charged; the special processing plan review fee is an additional charge equal to the amount of the standard plan review fee for the project; subsequent violations by the same person or business will result in an additional special processing fee multiplied by the number of previous violations;

(6) the division of fire and life safety shall determine value of the proposed construction using the Valuation Schedule set out in this paragraph, as follows:

IMPORTANT : Check regulations on-line for official recorded numbers as these numbers have changed.

<https://dps.alaska.gov/getmedia/5b0d3e53-e7b8-432c-a870-6c66b009a284/13-AAC-50-55b.aspx> Pg. 46

Valuation Schedule	Square Foot Construction Costs - Types of Construction								
Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	224.49	217.12	211.82	202.96	190.83	185.33	196.14	174.43	167.83
A-1 Assembly, theaters, without stage	205.71	198.34	193.04	184.18	172.15	166.65	177.36	155.75	149.15
A-2 Assembly, nightclubs	177.15	171.12	167.71	160.59	150.83	146.74	154.65	136.68	132.81
A-2 Assembly, restaurants, bars, banquet halls	176.15	171.12	165.31	159.58	148.88	143.74	153.65	134.68	131.81
A-3 Assembly, churches	201.73	190.83	193.04	186.26	177.15	168.91	179.38	158.02	151.41
A-3 Assembly, general, community halls, libraries,	173.36	165.99	159.69	151.83	138.60	134.40	145.01	122.50	116.89
A-4 Assembly, arenas	204.71	197.34	191.04	183.18	170.15	165.65	176.38	153.75	148.15
B Business	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
E Educational	192.11	185.49	180.05	171.90	160.09	151.62	165.97	139.90	135.35
F-1 Factory and industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.62	89.22	68.69	64.39
F-2 Factory and industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	68.69	63.39
H-1 High Hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	N.P.
H234 High Hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	57.71
H-5 HPM	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
I-1 Institutional, supervised environment	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72

Valuation Schedule Continued	Square Foot Construction Costs - Types of Construction								
Group	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
I-2 Institutional, hospitals	302.44	202.79	197.05	188.78	175.72	N.P.	182.52	158.01	N.P.
I-2 Institutional, nursing homes	209.38	197.68	191.94	183.67	171.10	164.68	177.41	153.40	145.80
I-3 Institutional, restrained	204.24	191.52	186.42	178.45	166.31	142.45	159.13	131.29	126.72
I-4 Institutional, day care facilities	177.76	127.01	121.20	115.47	105.47	102.39	109.54	91.33	88.45
M Mercantile	132.64	172.89	167.90	160.63	137.45	144.10	160.52	132.93	128.36
R-1 Residential, hotels	179.14	143.99	139.01	131.94	119.77	115.91	131.62	104.74	100.18
R-2 Residential, multiple family	150.25	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-3 Residential, one- and two-family	141.80	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
R-4 Residential, care/assisted living facilities	177.76	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-1 Storage, moderate hazard	100.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
S-2 Storage, low hazard	99.53	71.22	66.78	63.37	56.99	53.22	60.41	44.60	42.48
U Utility, miscellaneous	75.59								

(7) The division of fire and life safety shall use the following for calculating fees for plan review:

TOTAL VALUATION FEE Valuation	Basic Fee	Each Additional \$1,000 or Fraction of \$1,000
\$1 to \$25,000	\$100 for the first \$8,000	\$16
\$25,001 to \$50,000	\$430.25 for the first \$25,000	\$11.10
\$50,001 to \$100,000	\$780.05 for the first \$50,000	\$8
\$100,001 to \$500,000	\$1,093.05 for the first \$100,000	\$6.60
\$500,001 to \$1,000,000	\$3,556.75 for the first \$500,000	\$5.75
Over \$1,000,000	\$6,168.75 for the first \$1,000,000	\$4.15

(8) Plan review fees shall be determined using the following formula: (A) for valuation, project floor area in square feet multiplied by the cost per square foot from valuation schedule set out in (6) of this subsection, equals the project total valuation; (B) for fee, basic fee from plan review fee table set out in

(7) of this subsection plus the additional fee per \$1,000 valuation over basic fee from plan review fee table multiplied by 75 percent equal the plan review fee.

In summary:

For projects involving new buildings, the fee is based on occupancy type, construction type & square footage. If your establishment will be located in an existing building, the fee is based on the cost of any renovations.

Examples:

A. New building with 1,000 sqft, F-1 (processing occupancy), type VB (wood) construction

- Using the tables under section (6), determine the cost per square foot for a F-1/VB building
 - \$64.39
- Determine the project cost - multiply the square footage cost by the square footage
 - \$64.39 x 1,000 sqft = \$64,390
- Using calculated project cost & the Valuation Table (above) – determine the basic fee
 - \$780.05 for the first \$50,000
- Determine fee for remainder of project cost (for each additional \$1,000 or fraction of \$1,000)

- Subtract project cost by \$50,000
 - o $\$64,390 - \$50,000 = \$14,390$
 - Round up to nearest thousand
 - o $\$15,000$
 - Divide by 1,000
 - o $\$15,000 / 1,000 = \15.00
 - Multiply by factor determined by table above
 - o $\$15.00 \times \$8.00 = \$120.00$
5. Add both factors for calculated fee
- $\$780.05 + \$120.00 = \$900.05$
6. According to our regulations (#8 above), we charge 75% of this calculated fee:
- $\$900.05 \times 0.75 = \675.04

So, for a new building with 1,000 square feet, F-1 (processing) occupancy and type VB (wood) construction, the plan review fee would be - \$675.04

B. Existing building with \$70,000 renovation

Use the same steps in Example A. Use \$70,000 as project cost.

1. Determine basic fee for \$70,000 project cost
 - \$780.05 for the first \$50,000
2. Determine fee for remainder of project cost
 - $\$70,000 - \$50,000 = \$20,000$
 - $\$20,000 / \$1,000 = \$20$
 - $\$20.00 \times \$8.00 = \$160$
3. Determine calculated fee
 - $\$780.05 + 160 = \940.05
4. Determine actual fee (75% of calculated fee)
 - $\$940.05 \times 0.75 = \705.04

So, the plan review fee for a renovation project costing \$70,000 would be - \$ 705.04.

Homer Spit Oyster Bar

3 messages

Suvi Bayly <suvibayly@gmail.com>
To: pam.bowden@alaska.gov

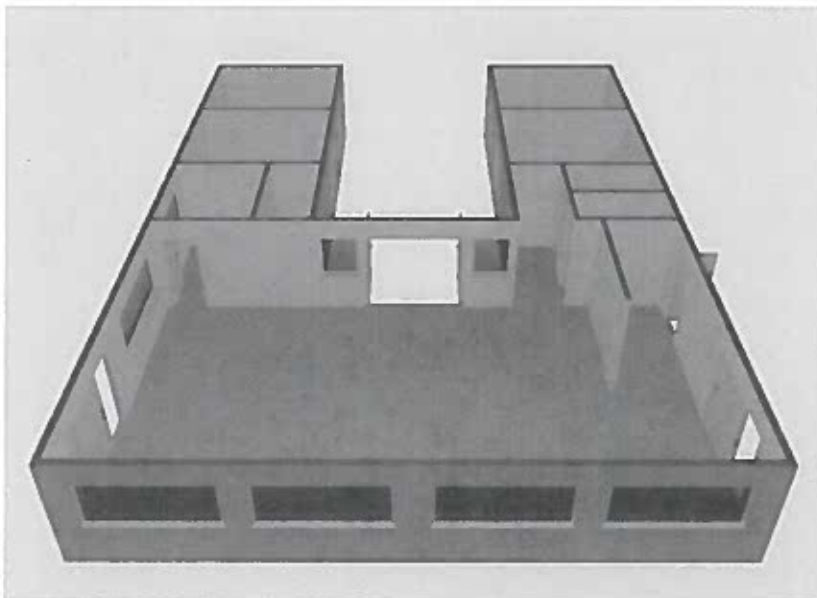
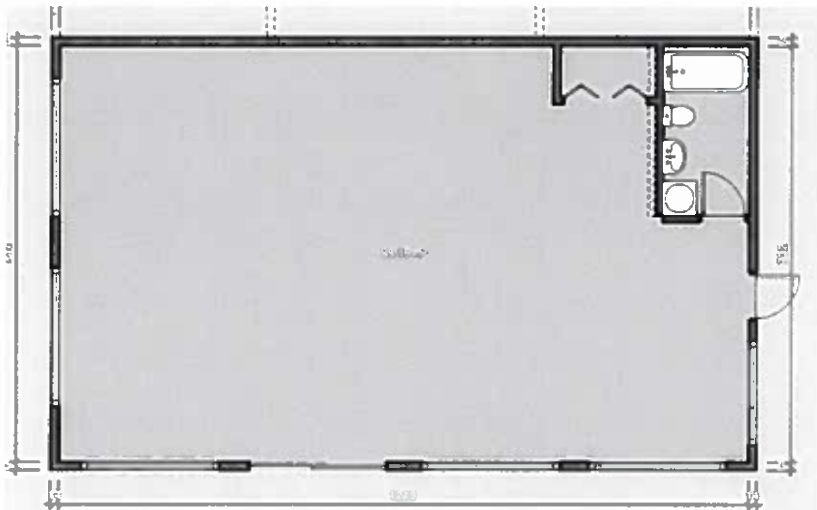
Fri, Feb 7, 2020 at 3:39 PM

Dear Pam,

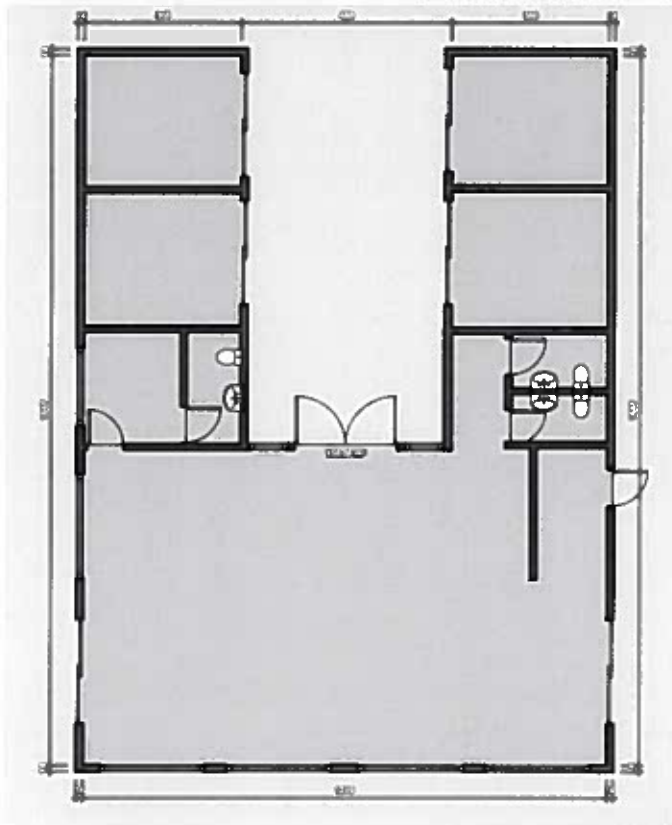
Here is the application with my signature as well as the floor plans, sites, images, etc.
Occupancy is whatever the max is for 1200 square feet.

Thank you.
Sincerely,

Suvi Bayly
907-885-5340



*preliminary
conceptual
ideas
no longer the
current floor
plans.*



→ exterior materials



3 attachments

-  **Spit Plat.pdf**
1133K
-  **2020 HSPIT-PLATS.pdf**
850K
-  **Fire-HSOB.pdf**

1592K

Bowden, Pam A (DPS) <pam.bowden@alaska.gov>
To: Suvi Bayly <suvibayly@gmail.com>

Fri, Feb 7, 2020 at 3:57 PM

Thanks

Pamela Bowden

Plan Review Bureau

Division of Fire & Life Safety

Pam.bowden@alaska.gov

907-269-2004

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: pam.bowden@alaska.gov

Fri, Feb 7, 2020 at 5:59 PM

Also for plat verification it's the yellow box area which has # 33 on the image titled: 2020HSPIT-PLATS.

[Quoted text hidden]



Suvi Bayly <suviabayly@gmail.com>

Homer Spit Oyster Bar (36 Freight Dock Rd.)

11 messages

Bowden, Pam A (DPS) <pam.bowden@alaska.gov>

Fri, Feb 7, 2020 at 4:30 PM



To: "suviabayly@gmail.com" <suviabayly@gmail.com>

Suvi,

Attached is the fee letter.

Please make sure you send in the following information:

- Plot plan with details (distances)
- Structural drawings
- Electrical drawings (by administrator)
- Fire department Access letter
- Details of mechanical
- Please clarify which layout you are using (you sent a square & another shape)



*in progress
for Pam*

Also, attached is the application – please sign, date and return.

Thanks,

Pam

Pamela Bowden

Plan Review Bureau

Division of Fire & Life Safety

Pam.bowden@alaska.gov

907-269-2004

2 attachments **2020Anch1081FeeLtr.pdf**
169K **2020Anch1081App.pdf**
94K**Suvi Bayly** <suviabayly@gmail.com>

Mon, Feb 10, 2020 at 11:23 AM

To: Bryan Hawkins <bhawkins@ci.homer.ak.us>

Here is the email I received from Pam Bowden. In order to meet the City of Homer's application deadline which is this week Friday,

I need to provide all of these specifics to the Fire Marshall with a money order check.

Do you have any of the information which she is requesting?

- Plot plan with details (distances)
- Structural drawings
- Electrical drawings (by administrator)
- Fire department Access letter
- Details of mechanical
- Please clarify which layout you are using (you sent a square & another shape) (THIS I can take care of).

Thank you,

Suvi

[Quoted text hidden]

2 attachments

 **2020Anch1081FeeLtr.pdf**
169K

 **2020Anch1081App.pdf**
94K

Bryan Hawkins <BHawkins@ci.homer.ak.us>

Mon, Feb 10, 2020 at 11:32 AM

To: Suvi Bayly <suvibayly@gmail.com>, Rachel Friedlander <rfriedlander@ci.homer.ak.us>, Julie Engebretsen <JEngebretsen@ci.homer.ak.us>, Travis Brown <tbrown@ci.homer.ak.us>

Got it, thanks

From: Suvi Bayly <suvibayly@gmail.com>

Sent: Monday, February 10, 2020 11:23 AM

To: Bryan Hawkins <BHawkins@ci.homer.ak.us>

Subject: Fwd: Homer Spit Oyster Bar (36 Freight Dock Rd.)

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

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>

Mon, Feb 10, 2020 at 1:06 PM

To: dmiotke@ci.homer.ak.us

Dear Dan,

Please read the email below and the attached letter as well as application.
The Fire department Access letter is what I need from the Homer Fire Department.

The deadline to have all off this information completed and submitted to the Harbor Master and City of Homer is this week Friday, February 14th.

Thank you for understanding the urgency of this matter.
Sincerely,

Suvi Bayly
Homer Spit Oyster Bar
907-885-5340

[Quoted text hidden]

5 attachments

HSOB-PLAT-2020.jpg
5619K

 **2020Anch1081FeeLtr.pdf**
169K

 **2020Anch1081App.pdf**
94K

 **Split lot G-8.pdf**
432K

 **2020 HSPIT-PLATS.pdf**
850K

Dan Miotke <DMiotke@ci.homer.ak.us>
To: Suvi Bayly <suvibayly@gmail.com>
Cc: Mark Kirko <mkirko@ci.homer.ak.us>

Mon, Feb 10, 2020 at 1:15 PM

Thanks for stopping in today, do you have any plot or structural plans for this sight? Part of our access review is to ensure are able to access for emergency response and drawings would immensely. Thanks!

Dan Miotke

Assistant Fire Chief

Homer Volunteer Fire Department

Work 907-235-3155

Cell 907-399-3062

From: Suvi Bayly <suvibayly@gmail.com>
Sent: Monday, February 10, 2020 1:06 PM
To: Dan Miotke <DMiotke@ci.homer.ak.us>
Subject: Fwd: Homer Spit Oyster Bar (36 Freight Dock Rd.)

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

2/10/2020

Gmail - Homer Spit Oyster Bar (30 Freight Dock Rd.)

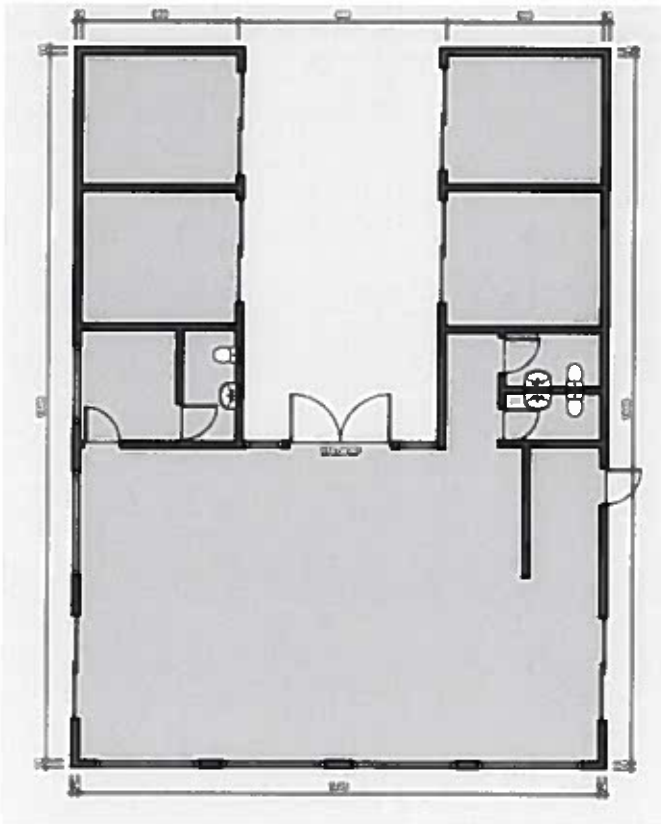
Dear Dan,

[Quoted text hidden]

Suvi Bayly <suviabayly@gmail.com>
To: Dan Miotke <DMiotke@ci.homer.ak.us>

Mon, Feb 10, 2020 at 1:18 PM

The plot is on the dock #33 on the plat map I submitted and attached is the schematic phase for the building. Today I am meeting with the Harbor Master and its quite possible the "legs" of the proposed building will be removed due to setbacks.



→ conceptual
no longer
the plan
being used.

[Quoted text hidden]

Dan Miotke <DMiotke@ci.homer.ak.us>
To: Suvi Bayly <suviabayly@gmail.com>

Mon, Feb 10, 2020 at 1:27 PM

How will the building be situated on the plot?

[Quoted text hidden]

Suvi Bayly <suviabayly@gmail.com>
To: Dan Miotke <DMiotke@ci.homer.ak.us>

Mon, Feb 10, 2020 at 1:29 PM

On pilings on the grade merging into the Harbor.

[Quoted text hidden]

Suvi Bayly <suviabayly@gmail.com>
To: pam.bowden@alaska.gov

Mon, Feb 10, 2020 at 4:37 PM

I have some questions concerning the requirements. Please give me a few more details to answer the questions more specifically.

Thank you,

Suvi

Suvi,

Attached is the fee letter.

Please make sure you send in the following information:

- Plot plan with details (distances)
- Structural drawings: **Please give me more specifics what is required**
- Electrical drawings (by administrator): **Please give me more specifics what is required**
- Fire department Access letter
- Details of mechanical: **Please give me more specifics what is required.**
- Please clarify which layout you are using (you sent a square & another shape)

[Quoted text hidden]

2 attachments

 **2020Anch1081FeeLtr.pdf**
169K

 **2020Anch1081App.pdf**
94K

Bowden, Pam A (DPS) <pam.bowden@alaska.gov>
To: Suvi Bayly <suvibayly@gmail.com>

Tue, Feb 11, 2020 at 8:06 AM

Suvi,

Sounds like you might need a design professional to help with this project. You might want to contact someone in your area.

- Plot plan with details (distances to all property lines)
- Structural drawings: **Please give me more specifics what is required**
- Electrical drawings (by administrator): **Please give me more specifics what is required**
- Fire department Access letter
- Details of mechanical: **Please give me more specifics what is required.**
- Please clarify which layout you are using (you sent a square & another shape)

Pam

Pamela Bowden

Plan Review Bureau

Division of Fire & Life Safety

Pam.bowden@alaska.gov

907-269-2004

From: Suvi Bayly <suvibayly@gmail.com>
Sent: Monday, February 10, 2020 4:38 PM

To: Bowden, Pam A (DPS) <pam.bowden@alaska.gov>
Subject: Fwd: Homer Spit Oyster Bar (36 Freight Dock Rd.)

I have some questions concerning the requirements. Please give me a few more details to answer the questions more specifically.

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: dkenley@pndengineers.com

Tue, Feb 11, 2020 at 12:27 PM

Here is the email from Pam from the Fire Marshall office in Anchorage.

Thank you,

Suvi Bayly
[Quoted text hidden]

2 attachments

 **2020Anch1081FeeLtr.pdf**
169K

 **2020Anch1081App.pdf**
94K



Suvi Bayly <suvibayly@gmail.com>

Check

5 messages

Suvi Bayly <suvibayly@gmail.com>
To: pam.bowden@alaska.gov

Tue, Feb 11, 2020 at 11:00 AM

The check was expedited yesterday and should arrive today and the very latest tomorrow. It is addressed attention your name.

Please let me know when you receive it.

I am working diligently today to complete all the required information needed to complete Fire Marshall approval.

Thank you,

Suvi

Bowden, Pam A (DPS) <pam.bowden@alaska.gov>
To: Suvi Bayly <suvibayly@gmail.com>

Tue, Feb 11, 2020 at 4:00 PM

Suvi,

I received the check

Pam

Pamela Bowden

Plan Review Bureau

Division of Fire & Life Safety

Pam.bowden@alaska.gov

907-269-2004

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: "Bowden, Pam A (DPS)" <pam.bowden@alaska.gov>

Tue, Feb 11, 2020 at 4:08 PM

Great. Thank you.

[Quoted text hidden]

Suvi Bayly <suvibayly@gmail.com>
To: "Bowden, Pam A (DPS)" <pam.bowden@alaska.gov>

Tue, Feb 11, 2020 at 4:34 PM

Floor plans & Elevtions

[Quoted text hidden]

3 attachments

 11-A1.pdf
78K

 11-A2.pdf
78K

 11-A3.pdf
78K

Suvi Bayly <suviabayly@gmail.com>
To: Dan Miotke <dmiotke@ci.homer.ak.us>

Tue, Feb 11, 2020 at 4:35 PM

Floor plans & Elevations

3 attachments

 11-A1.pdf
78K

 11-A2.pdf
78K

 11-A3.pdf
78K

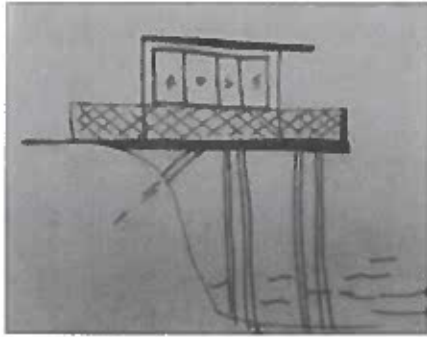
Sketch

2 messages

Suvi Bayly <suvibayly@gmail.com>
To: Dan Miotke <dmiotke@ci.homer.ak.us>

Mon, Feb 10, 2020 at 1:32 PM

Here's a very basic sketch.



20200210_133148.jpg
1954K

Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>
To: "suvibayly@gmail.com" <suvibayly@gmail.com>
Cc: "Bowden, Pam A (DPS)" <pam.bowden@alaska.gov>

Wed, Feb 12, 2020 at 8:10 AM

Hi Suvi;

*More
specific
requirements*

You must provide a survey plan (with distances to property lines) for minimum requirements with approvals from the Homer Fire Department, Homer Zoning & Planning and State Flood Plane Managers.

A Fire and Life Safety Certificate won't be given without registered design professionals (Surveyor, Structural Engineer, Electrical Engineer, and Mechanical Engineer) for a new building over the water on pilings.

This has conflicting information with two deferent building designs, a plot plan but not a site plan showing the building on the property, water issues, pilings, exiting issues with a building that seems to have 100 foot common path of travel and two separate exits required, possible rated windows and walls for exiting, not to mention you don't give any details on construction details of the walls, floor, and roof.

I recommend a few hours of an architects time to help you obtain appropriate plans for us to verify...as we aren't allowed to design your building, and/or can't provide an approval without appropriate information to review. Plan reviews have over 1,000 projects to review and are extremely busy, architects help in providing options for you and designs for your choices.

Work with our office assistant and plans examiners to ensure you get the process accomplished.

Tim

Plans Examiner II

www.akburny.com ,

Plan Review Bureau

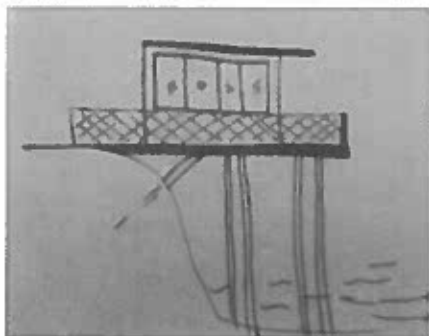
SOA, DPS, DFLS

From: Dan Miotke <DMiotke@ci.homer.ak.us>
Sent: Tuesday, February 11, 2020 4:28 PM
To: Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>
Subject: FW: Sketch

From: Suvi Bayly <suvibayly@gmail.com>
Sent: Monday, February 10, 2020 1:33 PM
To: Dan Miotke <DMiotke@ci.homer.ak.us>
Subject: Sketch

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

[Quoted text hidden]



20200210_133148.jpg
1954K