

Session 16-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on March 2, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BRADLEY, HIGHLAND, STEAD, VENUTI

ABSENT: BOS, ERICKSON, STROOZAS

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK JACOBSEN

### **Approval of Agenda**

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BRADLEY SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Public Comment**

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

### **Reconsideration**

### **Adoption of Consent Agenda**

All items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. There will be no separate discussion of these items unless requested by a Planning Commissioner or someone from the public, in which case the item will be moved to the regular agenda and considered in normal sequence.

A. Approval of Minutes of February 17, 2016 Regular Meeting Minutes

Chair Stead called for a motion to adopt the consent agenda.

HIGHLAND/BRADLEY SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

### **Presentations**

### **Reports**

A. Staff Report PL 16-14, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief discussion about FEMA and the State Hazard Mitigation Grant Program.

**Public Hearings**

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

A. Staff Report PL 16-12 Draft Ordinance 16-xx amending HCC 21.12.020 to simplify code language in the Rural Residential District regarding detached dwelling units

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing. There was no public present and the hearing was closed.

HIGHLAND/BRADLEY MOVED TO APPROVE STAFF REPORT PO 16-15 AND THE DRAFT ORDINANCE AMENDING HCC 21.12.020 PERMITTED USES AND STRUCTURES REGARDING THE PERMISSION OF DETACHED DWELLING UNITS IN THE RURAL RESIDENTIAL ZONING DISTRICT, AND FORWARD IT TO COUNCIL FOR PUBLIC HEARING AND ADOPTION.

There was brief discussion that this is a very clean simple way to make things clearer for the zoning.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Plat Consideration**

**Pending Business**

A. Staff Report PL 16-16 Comprehensive Plan Update. Background Information and Energy Chapters

City Planner Abboud reviewed the staff report.

The group discussed:

1. Updating the vision statement to clarify that as a city we can be a model for energy conservation and wise use of the resources, and that we will support renewable energy development.
2. Formatting issues and fonts.

3. Staff removed a goal 5 dealing with fuels for transportation from chapter nine as its better addressed in the transportation chapter.
4. Goal 1 Objective C
  - a. It raises challenges relating to considering full direct and indirect costs of energy when performing economic analysis.
  - b. Beyond the common sense aspect it is unclear how far to delve into the full cost of getting a product; and when addressing project costs it hard to fathom how to work it into our process.
  - c. It raises questions like, how much do we pay for the full cost accounting, who will do it, who proofs it, and who is the arbitrator of the value of the full cost.
  - d. Consider removing 1.C.1 and change 1.C.2. to Use quantifiable external and indirect cost of energy.
  - e. It doesn't hurt to acknowledge there are some direct and indirect costs, and change wording to consider objective C. It allows us to think about this.
  - f. It is a difficult concept to grasp and the Planner has indicated this as a problem for the City to implement.
  - g. Keep looking at wording to incorporate this concept.
5. Goal 2
  - a. Took out references supporting the recycling strategy at the transfer station because it's already addressed.
  - b. Implementation table includes item 2-1 to assign city staff to create a solid waste and recycling plan for City operations.
  - c. The goal doesn't define what is considered scarce resources.
  - d. Share the city's sustainability guidebook with other entities.
  - e. If the city had an environmental staff person so many of these things would have been tied together by now and the savings could pay for that staff person.

The Commission and the City Planner reviewed Chapter 2 Background Information and suggested,

1. Numbering the summary.
2. Addressing climate change and ocean acidification.
3. Under the summary second bullet removing the word vibrant and leave it as "Homer has a diverse economy.."
4. May need to include marijuana.

### **New Business**

### **Informational Materials**

- A. City Manager's Report – February 22, 2016

### **Comments of the Audience**

### **Comments of Staff**

City Planner Abboud said they will continue to work on this. There are memos out and there will be different sections to work on. The Planning Convention will be in Phoenix the first week in April.

**Comments of the Commission**

Commissioner Highland commented that she finished re-reading the Climate Action plan and she's always amazed at how well it's written and how much work went in to it. It was written in 2007 and now in 2016 a lot of these things have come to pass that we haven't done anything about yet. Maybe one of these days we will.

Commissioner Bradley commented it's interesting to read through this and come across things she has seen in the museum archives. It's cool to see how some things have changed and others haven't. She will be absent at the next meeting.

Commissioner Venuti commented that his wife looked through his packet and commented that Rick does a lot of work. He noted how sometimes they take for granted all the work that goes into preparing for the meetings and thanked staff for the great job. He said the Borough Assembly took the marijuana regulating authority back from the planning commission since the planning commissioners are appointed and not elected. Since the Borough doesn't have zones and is so wide spread, they proposed to modify their local option zoning rules but it impacted property rights and fortunately was voted down. He recognized Kelly Cooper and her efforts on that. It will be interesting to see how this continues to evolve.

Chair Stead commented he thinks the city is burying its head in the sand a little bit along the lines of marijuana, so we've got to get out and vote.

**Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 8:29 p.m. The next regular meeting is scheduled for March 16, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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