

**REGULAR MEETING
AGENDA**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Public Comment**

The public may speak to the Planning Commission regarding matters on the agenda that are not scheduled for public hearing or plat consideration. (3 minute time limit).
- 4. Reconsideration**
- 5. Adoption of Consent Agenda**

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

 - A. Approval of Minutes of February 3, 2010 *Page 1*
 - B. Draft Decision and Findings for an amendment of CUP 86-02 to expand CUP 86-02 from two (2) hotel-motel units to three (3) hotel-motel units under Homer City Code 21.28.030(h) Marine Commercial (MC) at 3815 Homer Spit Road. *Page 7*
 - C. Draft Decision and Findings for an Application for a Conditional Use Permit per HCC 21.14.030(l) for 'more than one building containing a permitted principle use on a lot' at Lot 22-A2 Bunnell's Subdivision No. 22, 4048 Bartlett Street *Page 15*
- 6. Presentations**
- 7. Reports**
 - A. Staff Report PL 10-19, City Planner's Report *Page 21*
- 8. Public Hearings**

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

 - A. Staff Report PL 10-07, Vacation of a portion of Hough Road *Page 25*
- 9. Plat Consideration**
 - A. Staff Report PL 10-06, Christensen Tracts 2009 Addition Preliminary Plat *Page 53*
- 10. Pending Business**
 - A. Staff Report PL 10-15, Draft Steep Slope Ordinance *Page 57*
 - B. Staff Report PL 10-05, Draft Ordinance 10-XX, Amending HCC 21.75, Storm Water Plans *Page 69*
 - C. Staff Report PL 10-12, BOA Decision on Refuge Room *Page 77*
- 11. New Business**
 - A. Staff Report PL 10-17, Land Allocation Plan *Page 85*
 - B. Staff Report PL 10-16, Draft Ordinance 10-XX, Allowing Schools in GC1 *Page 87*

- C. Staff Report PL 10-20, Appointment to the Transportation Advisory Committee (TAC) *Page 93*

12. Informational Materials

- A. Memorandum dated February 10, 2010 to Rick Abboud, City Planner, from Tom Klinkner, City Attorney regarding Refuge Room – Proceedings on Remand from Board of Adjustment *Page 95*
- B. Frank Griswold vs. City of Homer and Don Blackwell, Notice of Appeal *Page 99*

13. Comments of The Audience

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

14. Comments of Staff

15. Comments of The Commission

16. Adjournment

Meetings will adjourn promptly at 10:00p.m. An extension is allowed by a vote of the Commission. The next Regular Meeting is scheduled for March 3, 2010 at 7:00 p.m. in the Cowles Council Chambers. There will be a work session at 5:30p.m. prior to the meeting.