

**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.

 1. Approval of Minutes of August 4, 2010 *Page 1*
 2. Time Extension Requests
 3. Approval of City of Homer Projects under HCC 1.76.030 g.
 4. KPB Coastal Management Program Reports
 5. Decision and Findings for Refuge Chapel/Refuge Room Appeal of an Enforcement Order *Page 5*
- 6. Presentations**
- 7. Reports**
 - a. Staff Report PL 10-76, City Planner's Report *Page 15*
- 8. Public Hearings**

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

 - A. Staff Report PL 10-68, A Request for a Conditional Fence Permit at 2617 Kachemak Drive, Lot 2 Keta Cliffs Subdivision *Page 17*
 - B. Staff Report PL 10-67, Hillstrand's Homestead Section Line Easement and Right of Way Vacation *Page 29*
- 9. Plat Consideration**
 - A. Staff Report PL 10-66, Hillstrand's Homestead Preliminary Plat *Page 35*
- 10. Pending Business**
 - A. Staff Report PL 10-71, Draft Spit Comprehensive Plan *Page 43*
 - B. Staff Report PL 10-59, Rezone Ordinance *Page 91*
 - C. Staff Report PL 10-73, Draft Steep Slope Ordinance *Page 123*
 - D. Draft Decision and Findings for Conditional Use Permit 10-04, 1033 Skyline Drive *Page 163*
 - E. Draft Decision and Findings for Variance 10-01, 1033 Skyline Drive *Page 169*

11. New Business

- A. Staff Report PL 10-74, Election of Officers
- B. Staff Report PL 10-77, Capital Improvement Plan

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12. Informational Materials

- A. City Manager's Report dated August 9, 2010
- B. Letter dated August 11, 2010 from Mayor Hornaday to Franco Venuti regarding Appointment to the Homer Advisory Planning Commission
- C. Memorandum dated August 4, 2010 to Rick Abboud, City Planner from Carey Meyer, Public Works Director regarding Homer City Code Revisions

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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 p.m. An extension is allowed by a vote of the Commission. Notice of the next regular or special meeting or work session will appear on the agenda following "adjournment."