

**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 September 1, 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. Draft Decisions and Findings for Conditional Use Permit 10-04, 3685 Sterling Highway *Page 9*
6. **Presentations**
 - A. Staff presentation on Draft Ordinances regarding Site Development Standards and Steep Slopes
7. **Reports**
 - A. Staff Report PL 10-83, City Planner's Report *Page 13*
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 10-85, Ordinance 10-xx Amending 21.50 site development standards to require storm water plans, enacting 21.50.150 fill standards and establishing standards for filling land *Page 15*
 - B. Staff Report PL 10-84, Ordinance 10-xx amending Draft Steep Slope Ordinance *Page 21*
 - C. Staff Report PL 10-81, CUP 10-08, 5655 Scenic Place/Bed and Breakfast *Page 31*
9. **Plat Consideration**
 - A. Staff Report PL 10-82, Bouman's Bluff Lot 2 Preliminary Plat *Page 37*
10. **Pending Business**
 - A. Staff Report PL 10-87, Draft Spit Comprehensive Plan *Page 43*
 - B. Staff Report PL 10-90, Draft Rezone Ordinance *Page 45*

11. New Business

12. Informational Materials

- A. Ordinance 10-41 (A), An Ordinance Amending Sections of Planning
Administrative Appeals

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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.
The next regular meeting will be held on October 6, 2010 at 7:00p.m. There will be a work session at
5:30p.m.