

Session 12-09, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Dolma at 6:30 p.m. on July 18, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, DOLMA, ERICKSON, HIGHLAND, STEAD, VENUTI

ABSENT: SONNEBORN

STAFF: CITY PLANNER ABOUD  
DEPUTY CITY CLERK JACOBSEN

### **APPROVAL OF AGENDA**

The agenda was approved by consensus of the Commission.

### **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).

None

### **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.

1. Approval of the June 20, 2012 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030g
4. KPB Coastal Management Program Reports

The consent agenda was approved by consensus of the Commission.

### **PRESENTATIONS**

### **REPORTS**

- A. Staff Report PL 12-31, City Planner's Report

City Planner Abboud reviewed the staff report.

### **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.

None

**PLAT CONSIDERATION**

None

**PENDING BUSINESS**

A. Staff Report PL 12-32, Flag Lots

Planning Technician Engebretsen reviewed the staff report and asked how the Commission would like to proceed.

Commissioner Venuti commented that the Fire Chief expressed that there isn't anything pressing at this time.

BOS/HIGHLAND MOVED TO POSTPONE ACTION ON FLAG LOTS UNTIL AFTER THE BOROUGH COMPLETES THE REWRITE OF THEIR SUBDIVISION CODE.

Commissioner Bos expressed his agreement that it would be better to wait for the Borough to complete theirs so the Commission can be better educated and have the same rules to enforce as the Borough. The Borough has final approval over subdivision's right now.

HIGHLAND/VENUTI MOVED TO AMEND TO SAY THE COMMISSION WILL REVISIT THIS IN A YEAR.

There was brief discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

VOTE: (Main motion as amended): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL 12-33 Amending HCC 21.28 Marine Commercial Zoning District

Planning Technician Engebretsen reviewed the staff report. She noted that in relation to the Fire Marshall review R1 is occupancy less than 30 days and must have sprinklers; R2 is someone who spends 30 days or more like a tenant or employee; R3 is a personal residence and requires no Fire Marshall review of the dwelling unit.

The Commission discussed including employees, as well as employer or caretaker as allowable to reside in an upstairs unit. Mrs. Engebretsen explained how it will simplify the process for the applicant who is getting a CUP for the dwelling unit upstairs. Staff isn't recommending it is a place that can be rented out on a monthly basis. There was no objection expressed by the Commission.

The Commission also addressed nightly rentals. They discussed

- How to define the nightly rental over a business on a boardwalk.
- Increased risk in a fire event due to proximity of the buildings.
- Requiring overnight accommodations on the boardwalks are tied to the business downstairs.
- Regulating it based on Fire Marshall occupancy type would be a cleaner way to proceed.
- It shouldn't be regulated to the point that it drives businesses away.
- A lot of people struggle with this because they came here because they don't want any rules, and that isn't fair.

The Commission agreed to have a worksession to further discussion. They requested copies of Kenai and Soldotna's regulation to see another perspective on how this type of lodging could be handled.

### **NEW BUSINESS**

A. Staff Report PL 12-34 Elections

The Commission agreed to postpone voting for Vice Chair to their August meeting when they hold their regular elections, in accordance with their bylaws.

B. Staff Report PL 12-35, Capital Improvement Plan

City Planner Abboud reviewed the staff report.

The Commission discussed some of the projects and each person's top five were as follows:

Erickson- Main Street and Sterling Highway Improvements , Fishing Lagoon Improvements, Marine Ways Haul out, Alternative Water Source, and Maritime Academy

Venuti- Main Street and Sterling Highway Improvements, Sterling Highway Realignment, Port and Harbor Building, Deep Water Dock Expansion, Sewer Treatment Facility

Stead- Alternative Water Source, Water Storage/Distribution Improvements, Engine 4 and Tanker 2 Refurbishment, Fire System Booster, Public Safety Building

Dolma- Alternative Water Source, Marine Ways Haul out, Water Storage/Distribution Improvements, Main Street and Sterling Highway Improvements, Sterling Highway Realignment

Highland- Main Street and Sterling Highway Improvements, Barge Mooring Facility, Port and Harbor Building, HERC Building Upgrades, Harbor Entrance Erosion

City Planner Abboud said he would tally their recommendations and bring a memo back at the August 1<sup>st</sup> meeting for approval.

### **INFORMATIONAL MATERIALS**

A. City Manager's Report dated June 25, 2012

**COMMENTS OF THE AUDIENCE**

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

None

**COMMENTS OF STAFF**

None

**COMMENTS OF THE COMMISSION**

Commissioner Highland welcomed Mr. Stead. She commented that they forgot to add talking about changeable copy signs to their agenda. Staff commented that the draft ordinance is before City Council and they can determine what to do after Council takes their final action. Ms. Highland said she is interested in looking at an ordinance that requires residents to be responsible for damage cause to other people's property. For instance a subdivider inside the city limits who causes property damage to someone out side the city on a contiguous property. She said this is because of what Kevin Walker has gone through off of Bear Creek Drive with the Canyon Trails Subdivision. Staff invited her to come to the office to talk about it. And her usual wanting to balance economy and the environment.

Commissioner Erickson welcomed Mr. Stead. She said she was out on the spit as a tourist and felt really sad because the boardwalks have lost their festive look. All she saw was grey buildings in her personal opinion with a group of tourists. The new signs on the buildings are very nice but the photo op is gone as a tourist in what they have done. She would like look at zoning in how we make that look like a destination place, not just a bunch of buildings that al look the same.

Commissioner Bos commended the Planning Department and citizens of Homer for all the clean up efforts that have been going on. The town is looking better all the time. He hope the attitude catches on with some of the folks who need to do some serious work on their properties. He welcomed Mr. Stead and said as he might have notice they are passionate about some of their ideas, and he hopes Mr. Stead is as passionate as well.

Commissioner Stead commented that it was an interesting first meeting; he has a lot to learn and will endeavor to persevere.

Commissioner Venuti said great job to Chair Dolma and welcomed Mr. Stead.

Chair Dolma welcomed Mr. Stead. He commented that he had the opportunity to go to Adak and attend their city council meeting, to speak to the city planner and staff there, and to get an idea of other community's problems. They have infrastructure for 100,000 people and a population of 100. They have different issues than we do but it was enlightening. The city council meeting took 20 minutes gavel to gavel and that included 2 guest speakers.

**ADJOURN**

There being no further business to come before the Commission, the meeting adjourned at 8:12 p.m. The next regular meeting is scheduled for August 1, 2012 at 6:30 p.m. in the City Hall Cowles Council Chambers.

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JULY 18, 2012

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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