

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 November 6, 2013 meeting **pg 1**

6. Presentations

7. Reports

- A. Staff Report PL 13-89, City Planner's Report **pg 7**

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 13-80, CUP 2013-12 Request to build a 160' communications tower at 5700 Easy Street **pg 9**
- B. Staff Report PL 13-85, CUP 2013-13 Request for more than one building containing a permitted principal use, a residential duplex at 3850 Heath St. **pg 29**
- C. Staff Report PL 13-98, Draft Ordinance 2013-42(A) Amending the Definition of "Discontinued" in Homer City Code 21.61.015, Definitions, to Extend Time Required to Discontinue a Nonconforming Use from 12 Months to 24 Months. **pg 55**

9. Plat Consideration

- A. Staff Report PL 13-94, Paradise Heights Subdivision 2013 Replat Preliminary Plat **pg 65**
- B. Staff Report PL 13-95, Tietjen Subdivision 2013 Addition Preliminary Plat **pg 73**
- C. Staff Report PL 13-97, Tietjen Subdivision-Compass Addition Preliminary Plat **pg 81**
- D. Staff Report PL 13-96, Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat **pg 89**

10. Pending Business

11. New Business

- A.. Staff Report PL 13-93, Resolution 13-XX amending the HAPC Bylaws **pg 101**

12. Informational Materials

- A. KPB Planning Commission Notice of Decisions **pg 121**
- Glacier View Subdivision 2013 Addition Preliminary Plat
 - Yah Sure Subdivision 2013 Preliminary Plat
 - Wintergreen Subdivision Preliminary Plat
 - 10-ft. utility easement vacation along western boundary of Tract A-2A Rumley-Collie Five and 10 ft. utility easement vacation along easterly boundary of Tract A-1A Rumley-Collie Three also shown on Rumley-Collie Subdivision Six Sec. 11, T6S, R13W, S.M.
- D. City Manager’s Report from November 25, 2013 City Council Meeting **pg 153**
see Planner’s Report 13-89
- C. US Army Corps of Engineers Alaska District Special Public Notice, *Service area guidance for mitigation banks and in-lieu fee programs operating in the U.S. Army Corps of Engineers, Alaska District* **pg 161**

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 9:30 p.m. An extension is allowed by a vote of the Commission. Next regular meeting is scheduled for January 2, 2014. A work session will be held at 5:30 pm.