

Session 14-16, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Acting Chair Bos at 6:30 p.m. on September 3, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, BRADLEY, ERICKSON, HIGHLAND, VENUTI

ABSENT: STEAD, STROOZAS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Acting Chair Bos called for approval of the agenda.

HIGHLAND/VENUTI SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

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).

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.

A. Approval of Minutes of August 20, 2014 meeting

Acting Chair Bos called for a motion to adopt the consent agenda.

HIGHLAND/ERICKSON SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

- A. Staff Report PL 14-81, 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.

There were no public hearings scheduled.

Plat Consideration

- A. Staff Report PL 14-82, Homer Enterprises Inc. Subdivision Resetarits Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant presentation.

Michael Squires, city resident and neighboring property owner, had questions about the reason for the replat and what impact the replat will have on property taxes. City Planner Abboud replied that he doesn't have any information from the applicant regarding their intent for the replat, but any activity will have to be in accordance with urban residential zoning. He said he doesn't know about any affect it will have related to property taxes.

There were no further public comments.

Question was raised whether the applicant had been advised that this will not eliminate an assessment for the natural gas line. City Planner Abboud said he has not spoken with the applicant and does not know if they are aware.

There was discussion about the need to advise property owners who are eliminating lot lines that the deadline for being exempt from gas line assessment has passed.

HIGHLAND/ERICKSON MOVED TO APPROVE STAFF REPORT PL 14-82, HOMER ENTERPRISES INC. SUBDIVISION RESETARITS REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.
Motion carried.

Pending Business

HOMER ADVISORY PLANNING COMMISSION
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A. Staff Report PL 14-83, Proposal to amend to the Bridge Creek Watershed Protection District.

City Planner Abboud commented that Cookinlet Keeper will be providing feedback at a future meeting and briefly reviewed the staff report and the proposals included in the report.

ERICKSON/HIGHLAND MOVED TO ACCEPT PROPOSAL 2, 4, AND 5 AS IS.

Proposal 2: Staff, rather than the Commission, will approve mitigation plans. Code requirements for mitigation plans will be drafted based on prior staff reports and meeting minutes.

Proposal 4: Uncovered decks connected to a primary structure are exempt from impervious calculations (up to 500 square feet.)

Proposal 5: One accessory structure up to 200 square feet is allowed without a zoning permit and is not counted toward impervious coverage on the lot.

Comments included:

- Proposals 2, 4, and 5 gives the property owners a little more flexibility and simpler for the planning department. It's a good compromise to get started without a lot of extra work.
- There haven't been a lot of property owners clamoring for this change. The realtors have an interest.
- Water quality is the most important aspect to all of us and unless we get a lot of people clamoring for change, then there isn't a pressing reason to change.
- Decisions should be made based on feedback from the people who live there.
- Uncovered decks being exempt seem reasonable.
- The numbers in 4 and 5 would be in addition to the total square foot allowable coverage.

There was discussion about the impact of proposals 4 and 5, on current residents and impervious coverage.

ERICKSON/HIGHLAND MOVED TO AMEND PROPOSAL 4 THAT THE 500 SQUARE FEET INCLUDES THE EXISTING DECKS.

There was discussion that this will help clarify the intent that existing residents can have the exemption for up to 500 sf of deck. City Planner Abboud suggested after the amendment proposal 4 would read uncovered decks, including existing decks, connected to a primary structure are exempt from impervious calculations (up to 500 sf).

VOTE: (Amendment) YES: BOS, HIGHLAND, ERICKSON, BRADLEY
NO: VENUTI

Motion carried.

There was no further discussion on the main motion as amended.

VOTE: (Main motion as amended): YES: HIGHLAND, ERICKSON, VENUTI, BRADLEY, BOS

Motion carried.

HIGHLAND/ERICKSON MOVED TO ACCEPT PROPOSAL THREE.

Proposal 3: Set a maximum amount of developable area for smaller lots. Staff recommends for lots under 3 acres:

1. *An impervious surface maximum of 5,500 square feet.*
2. *A property may have 4.2% impervious surface without a mitigation plan.*
3. *Eliminate the provision of an increase to 6.4%, instead, the cap is a flat 5,500 square feet.*
4. *If a property wants to go over 4.2%, a mitigation plan is required*

Comments included:

- The realtor's suggestion of a 6200 sf coverage allowance to encompass a 2000 to 2200 sf house seems reasonable for growing families. Reducing it to 5500 reduces the size of those family houses.
- Access is a key point in how much coverage is needed. Some of the lots need long driveways.
- With the demographics of an aging population, is 5500 sf adequate for a ranch still home and attached garage.
- It's hard to say whether or not the 2.5 acre lots will need enough driveway construction to use up a significant amount of impervious coverage.
- 5500 sf allowance with the 500 sf deck and 200 sf out building is still a 6200 sf allowance overall. Less than 5500 sf allowed would not be adequate for development.

There was discussion for clarification that the 4 recommendations in proposals three would all be options for development on lots less than three acres.

In response to the suggestion of an incentive for property owners to purchase the empty lot next to them and leave it vacant to help protect the watershed, City Planner Abboud explained it could work in a place where there is a lot of pressure for development and a lot of opportunity for protection. In this case it could eventually raise issue with non-conformity. It is also questionable if the demand is there.

There was further discussion reviewing and clarifying the calculations addressed in the effects of proposal three.

VOTE: YES: ERICKSON, BRADLEY, BOS, HIGHLAND, VENUTI

Motion carried.

HIGHLAND/VENUTI MOVED TO ACCEPT PROPOSAL ONE.

Proposal 1: Allow a portion of a lot to be excluded from the watershed.

There was discussion that there is an allowance in code that a property owner can be excluded if they provide evidence the entire lot is out of the watershed. Allowing a portion of a lot to be excluded can raise issue with meandering lines, manipulating lots, and how the property can be developed.

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VOTE: NO: BRADLEY, VENUTI, HIGHLAND, BOS, ERICKSON

Motion failed.

VENUTI/BOS MOVED TO ACCEPT THE PROPOSAL TO ALLOW MOVING PROPERTY LINES TO FOLLOW WATERSHED BOUNDARIES.

There was discussion that this is like proposal one, where it raises similar issues. There is already a requirement lots can't be subdivided smaller than 4.5 acres.

VOTE: NO: VENUTI, BRADLEY, BOS, ERICKSON, HIGHLAND

Motion failed.

New Business

Informational Materials

- A. City Manager's Report, August 25, 2014
- B. Kenai Peninsula Borough Planning Commission Notice of Decision Re: James Waddell Survey Petska Addition Time Extension Request

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 said well-done Mr. Bos.

Commissioner Bradley had no comment.

Commissioner Erickson said it was a fun meeting.

Commissioner Venuti said Mr. Bos was a great Chair tonight.

Acting Chair Bos said it was a good meeting. He liked the talk about the water shed and water quality.

Adjourn

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There being no further business to come before the Commission, the meeting adjourned at p.m. The next regular meeting is scheduled for September 17, 2014 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____