

Session 15-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on March 18, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: STROOZAS, VENUTI

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for agenda approval

HIGHLAND/BOS 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).

Larry Slone, city resident, commented regarding the Land Allocation Plan. He doesn't think the HERC property will work for the new Public Safety Building because it will be too costly. He thinks they will have to plan for a smaller size and there are smaller city lots that may come in to play in the future. He suggested the commission recommend the old FAA lot on page C5 or the old library lot on page D3. He is interested in hearing their feedback.

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 February 18, 2015 meeting

Chair Stead called for a motion to approve the consent agenda.

BOS/HIGHLAND SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

None

Reports

- A. Staff Report PL 15-17, 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.

- A. Staff Report PL 15-18 Draft ordinance for Site Development Requirements

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing.

Larry Slone, city resident, commented that he agrees with the change to 9 months for re-vegetation.

There were no more public comments and the hearing was closed.

HIGHLAND/BRADLEY MOVED TO FORWARD THE DRAFT ORDINANCE AMENDING 21.50 SITE DEVELOPMENT REQUIREMENTS FOR PUBLIC HEARING AND RECOMMEND ADOPTION.

Commissioner Highland expressed concern about the nine month re-vegetation timeframe carrying over into winter.

There was discussion that planning staff will talk to applicants about the time frame and address it then and encourage starting their re-vegetation as the finish up the dirt work. Because of our seasons, most people start their projects early to take advantage of the full building season and finish up before winter.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

Pending Business

- A. Staff Report PL 15-19, Bridge Creek Watershed Protection District

City planner Abboud reviewed the staff report.

The commission did not make any further amendments and agreed by consensus to forward it to the attorney to review prior to scheduling a public hearing.

New Business

- A. Staff Report Pl 15-20, Land Allocation Plan

City Planner Abboud reviewed the staff report and updates since the last plan was adopted.

Commissioner Bos commented regarding some of the undesignated lots. The lots on page C-4 are small and unbuildable and don't serve much purpose to the city. He suggested they could be deeded to the adjoining property owners. The property on page C-8 could also be split between neighboring property owners or sold. The lot on page D-3 is a fantastic lot, but it would take a lot of effort to get the grade down, however with city projects going on the city could use the material as fill and create a great building opportunity for a lot of different things there.

There group briefly discussed the merits of Commissioner Bos's suggestions.

BRADLEY/BOS MOVED TO RECOMMEND THE LOTS ON PAGE C-4 BE REDISTRIBUTED TO THE STATE OR ADJACENT PROPERTY OWNERS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

ERICKSON/BOS MOVED TO RECOMMEND SELLING THE LOT ON PAGE C-8 FOR ITS ASSESSED VALUE OR DISPOSE OF IT TO THE NEIGHBORING PROPERTY OWNER ON THE NORTH OR SOUTH.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was further discussion of the property on page D-3 that was formerly part of the old library site. They acknowledged the challenges of trying to develop it, that it could be a future site for a facility like

the public safety building, and there is a lot of fill that will be needed for projects and removing it would make the property far more marketable.

ERICKSON/BOS MOVED TO REEVALUATE THE PRICE OF THE LOT ON PAGE D-3 TO MAKE IT MARKETABLE.

There was no discussion.

VOTE: YES: BOS, HIGHLAND, ERICKSON, BRADLEY
NO: STEAD

Motion carried.

Chair Stead commented he voted no because he thinks it should be held for a secondary site for the public safety building.

Informational Materials

A. City Manager's report for March 9, 2015 Council Meeting

Comments of the Audience

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

Larry Slone, city resident, expressed his appreciation for the commissioners reference to his input related to the old library property on page D-3.

Comments of Staff

City Planner Abboud noted there haven't been any CUP applications. He is hopeful to have the tower ordinance back from the attorney in time for the next meeting. He will be in touch with the Chair to talk about what to work on.

Comments of the Commission

Commissioner Highland had no comment.

Commissioner Bradley said she would be absent at the next meeting and possibly the one following.

Commissioner Erickson had no comment.

Commissioner Bos said he would like to talk about and be educated on the the process for approving, installing, and testing of septic and drain field systems. There seem to be reports of them failing at a high rate and devaluing property. He would also like to discuss junk yards around town. He commended the city on their work in the clearing in the area behind Safeway.

Chair Stead said they did a good job tonight.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:35 p.m. The next regular meeting is scheduled for April 1, 2015 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____