

Session 15-11, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on July 15, 2015 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BRADLEY, ERICKSON, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: BOS

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK JACOBSEN  
PUBLIC WORKS DIRECTOR MEYER

### **Approval of Agenda**

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BRADLEY SO MOVED

ERICKSON/HIGHLAND MOVED TO HEAR NEW BUSINESS AT THE BEGINNING OF THE AGENDA.

There was discussion it would come after public comments.

VOTE: (Amendment) NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

There was no further discussion on the agenda as amended.

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).

There was no discussion.

### **New Business**

A. 5460 Clearwater Mitigation Plan - BCWPD

City Planner Abboud reviewed the staff report.

Chair Stead invited the applicant to talk to the Commission about his mitigation plan.

Mark Hemstreet questioned the reseeding requirement. He explained they won't be breaking ground until August and they are supposed to reseed disturbed soil by August 31<sup>st</sup>, which they could do, but anticipate doing more dirt work in the spring. He addressed the two retention ponds that will collect water from the gutter and footer drains and also serve to intercept drainage from the driveway and downward slope of the lot.

Chair Stead asked if there is any plan to interconnect the two water retention areas. Mr. Hemstreet said there isn't a plan for that. Chair Stead explained that only one area is being used by the drains from the house so the second area down slope is only going to drain what's on the driveway. Interconnecting them would better utilize both of them.

Commissioner Highland brought up the reseeding question. City Planner Abboud commented staff would need to make sure he contains his site and use the most common sense for the situation. Planning staff will do site visits in the fall and when it's complete.

ERICKSON/VENUTI MOVED TO ACCEPT THE STAFF REPORT ALLOWING THE MITIGATION PLAN FOR THE HEMSTREET PROPERTY.

There was brief discussion about adding a requirement that the retention ponds be interconnected. City Planner Abboud commented that each pond would hold the required amount of water, but it would work better and have more safety net by connecting them.

VENUTI/HIGHLAND MOVED TO AMEND TO REQUIRE THAT BOTH RETENTION PONDS BE INTERCONNECTED.

There was no discussion.

VOTE: (amendment) NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

There was no further discussion on the motion as amended.

VOTE: NON OBJECTED: UNANIMOUS CONSENT

Motion carried.

## **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 June 17, 2015

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

HIGHLAND/VENUTI SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Presentations**

### **Reports**

A. Staff Report PL 15-49, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief comment about the Sterling Highway and Main Street intersection improvements and the need for crosswalks along the bypass, particularly near the Chamber of Commerce and Islands and Ocean Visitor Center. It was also pointed out that the vegetation at the corner of Pioneer and the Sterling Highway creates a dangerous situation for vehicles trying to turn either direction.

### **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 15-50 CUP 15-02 Equipment Storage at 3575 Heath Street

City Planner Abboud reviewed the staff report.

Public Works Director Meyer was present for questions.

Chair Stead opened the public hearing. There were no comments and the hearing was closed.

Commissioner Erickson questioned the importance of this project in light of the city budget. She struggles with why they are doing this now. City Planner Abboud commented that he understands her concern, but it isn't part of the CUP application process.

HIGHLAND/BRADLEY MOVED TO ADOPT STAFF REPORT PL 15-50 CUP 15-02 FOR AN EQUIPMENT STORAGE SHED AT 3575 HEATH STREET WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was no discussion.

VOTE: YES: STEAD, HIGHLAND, VENUTI, STROOZAS, BRADLEY  
NO: ERICKSON

Motion carried.

B. Staff Report PL 15-51 CUP 15-03 Spit Restroom 4166 Homer Spit Road

City Planner Abboud reviewed the staff report.

Public Works Director Meyer talked about the setback issue prompting the need for the CUP application. He explained this project is being funded with cruise ship head tax monies and reviewed the list of projects that have been completed with those funds. He explained the layout of the narrow lot and an overview of orientation and materials for the restroom.

Chair Stead commented about orientation related to the trail and the overhang. Public Works Director Meyer explained there is a concrete path around the outside of the restroom so it can be easily accessed without having to walk into the gravel lot.

Commissioner Erickson questioned if it would be possible to install an electrical outlet on the restroom to accommodate cruise ship passengers in electric wheelchairs who need to plug in to charge the batteries. Public Works Director Meyer commented they could take that into consideration.

In response to other questions, Mr. Meyer explained that the funds are from the \$6 million the city received previously, not from this year's head tax funds. He also explained that in the winter time there will likely be one door left open for use and the rest will remain locked until spring/summer.

Chair Stead opened the public hearing. There were no comments and the hearing was closed.

ERICKSON/STROOZAS MOVED TO ADOPT STAFF REPORT PL 15-51 CUP 15-03 FOR RESTROOM AT 4166 HOMER SPIT ROAD WITH STAFF RECOMMENDATIONS AND FINDINGS AND TO ADDING THERE IS AN ELECTRICAL OUTLET FOR THE HANDICAP TO RECHARGE THEIR WHEELCHAIR.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Plat Consideration**

A. Staff Report PL 15-52 High Tide Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant present and no public comment.

ERICKSON/BRADLEY MOVED TO ADOPT STAFF REPORT PL 15-50 AND APPROVE HIGH TIDE REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Pending Business**

A. Staff Report PL 15-48 General Commercial 1 Land Availability

City Planner Abboud reviewed the staff report.

Discussion ensued:

- There is GC1 land but it is expensive and hard to create something that will make money year round
- There isn't any place to expand it to but could designate another area as GC1
- There are places to build businesses in Homer
- If another area is designated, what would be displaced
- When it has been proposed in other areas, property owners have objected to it
- Amending the sign ordinance would help business owners
- There isn't any place to go, we have to create a new GC1 and take it from someplace else

### **Informational Materials**

- A. Reappointment of Roberta Highland to the HAPC
- B. Reappointment of Don Stead to HAPC
- C. City Manager Report June 29, 2015

### **Comments of the Audience**

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

None

### **Comments of Staff**

Deputy City Clerk Jacobsen commented that Commissioners were emailed an invitation to the community meeting to talk about the city budget on July 20 and that there is a survey on line to provide feedback as well.

City Planner Abboud followed up encouraging the group to participate in the survey and attend the meeting.

### **Comments of the Commission**

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
JULY 15, 2015

Commissioner Stroozas commented that the July 4<sup>th</sup> parade was the biggest in 21 years with 50 floats and a phenomenal crowd. He thanked the sponsors and people in the community who make things work the way they do.

Commissioner Venuti suggested that Homer needs a marching band or military band for the parade. He said it was an interesting meeting.

Commissioner Erickson said she did the budget survey on line. After submitting it she had the idea about combining the city fire and EMS with KESA and putting winter road maintenance out to bid for side roads.

Commissioner Bradley commented that she participated in past parades on a float with the Kenia Peninsula Orchestra. It was a good meeting tonight.

Commissioner Highland had no comment.

Chair Stead noted the reappoint of Commissioner Highland and himself to the Commission.

**Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 8:19 p.m. The next regular meeting is scheduled for August 5, 2015 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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