

Session 17-02, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on January 18, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: ABRAHAMSON, ARNOLD

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead asked for a motion to approve the agenda.

BRADLEY/HIGHLAND 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).

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.

A. Approval of Minutes of January 4, 2017

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

BRADLEY/HIGHLAND SO MOVED

Commissioner Highland noted that the motion at the bottom of page seven needs to be changed from could to should.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

- A. Staff Report PL 17-07, City Planner's Report

City Planner Abboud reviewed his staff report in the packet.

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 17-08 Conditional Use Permit 2017-01 to build seven single-family rental cabins at 2080 Shannon Lane.

Commissioner Bradley advised that she will inherit the property at 4824 Shannon Court and maintains her legal physical address there. The property borders the subject property.

Ms. Bradley was recused and left the room.

Commissioner Highland advised that she is President of the Kachemak Bay Equestrian Association and KBEA owns Cottonwood Horse Park that is adjacent to the property being considered for the conditional use permit. She said she does not benefit financially but that she may be biased in making decisions regarding this proposal.

Chair Stead ruled that she be excused from participating. There was no objection from the remaining Commission.

Ms. Highland left the room.

City Planner Abboud reviewed the staff report.

Bill Hand, applicant, gave overview of the project. He thinks it will improve property value and bring better housing to Homer. He noted work he did building homes in a subdivision on Aprill Place. Mr. Hand said when he did his ACOE plan he got a 40 foot culvert to allow for a wider driveway entrance to a 21 foot driveway. He can add a cul-de-sac at the end if needed for emergency vehicles.

Chair Stead opened the public hearing.

Michael Coffing, city resident and neighboring property owner, commented in opposition of the CUP citing concerns with increased traffic, impact to unpaved Shannon Lane, reduction in property value, more noise, and increased transients. He added that fewer units farther back on the property could be a compromise.

Lauren Painter, city resident and neighboring property owner stated she opposes the CUP citing concerns with potential increase in flooding, the area proposed for development is marshy, decrease in property value with transients and month to month renters, low income housing, size and number of cabins, noise, traffic, light pollution, and increase of druggies in the area.

Suzi Pullen, city resident and neighboring property owner, said she is opposed to the CUP citing concerns of drainage, increased traffic, too many homes on the lot, decrease in property value, and increasing transients in the area. She commented about issues with other rentals in the neighborhood and break in attempts at her home and others.

Ms. Pullen read a note from a neighbor in the area Aaron Hansen, who cited concerns with drainage.

Leslie Lord-Coffing, city resident and property owner in the area, commented in opposition to the CUP citing concerns with drainage impacts to their property and quality of the road, increased traffic and too many cabins in the neighborhood. If it were a couple of homes, it might be more acceptable.

Elizabeth Pullen, city resident and neighboring property owner, commented in opposition to the CUP citing concerns with the number of cabins, water runoff and flooding, increased traffic, and transients.

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

Mr. Hand returned to the table to rebut and answer questions from the Commission. He explained these will be long term rentals, not daily or vacation rentals. He does not plan to build handicap units, the cabins will be built on pilings and will have steps. He has worked with ACOE for a wetlands delineation and is installing a 36 inch culvert to handle the water flow and can add a swale if needed. Disturbance of vegetation will be minimal, as the trees will help buffer this project. He has tried to keep a 30-foot setback because of the drainage and buffer the neighboring property owners. He reference the aerial photo to further explain his plans for drainage and that he could possibly move the cabins back a little farther even though it would increase his cost to extend the driveway. Mr. Hand said the units will have unfinished crawlspaces with vapor barriers and insulation and no concrete.

Mr. Hand addressed the concerns about noise explaining that he does not allow dogs and vets his renters well, he isn't a slum lord. He plans to keep it as natural as possible. He noted that the Commission approved a housing plan similar to his proposal about a mile down on East End Road that was nicely done.

Regarding snow removal, Mr. Hand thinks there will be plenty of room to push the snow, there is at least 40 feet between cabins. Regarding reducing the number of cabins, Mr. Hand feels that he has followed the city ordinances and complies with this proposal.

BOS/VENUTI MOVED TO APPROVE STAFF REPORT PL 17-08 AND CUP 17-01 AT 2080 SHANNON LANE WITH FINDINGS 1 THROUGH 11 AND CONDITIONS 1 AND 2.

VENUTI/BOS MOVED TO AMEND AND ADD A REQUIREMENT THE PROJECT BE MOVED BACK 50 FEET TO THE NORTH.

There were comments in support of the amendment in that it will be help address some concerns of the neighbors.

VOTE: (amendment): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Venuti commented that the drainage issue in the area exists and doesn't think adding the culvert will change anything. He doesn't see a reason to deny this in relation to city code.

Chair Stead agreed the drainage issue is there and the goal is not to increase it with impervious area. He likes that the cabins are on pilings to keep them off the ground and reduce soil disturbance. He noted the reference to drainage on page 24 of the packet and there isn't any evidence this will exacerbate the drainage issue; and he encouraged moving the snow to the east side as much as possible and alleviate any additional water flow down onto the west side.

VOTE: (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Chair Stead thanked everyone for testifying.

Commissioners Bradley and Highland returned to the table.

Plat Consideration

Pending Business

New Business

Informational Materials

A. City Manager's Report dated January 9, 2017

Comments of the Audience

None

Comments of Staff

None

Comments of the Commission

Commissioner Highland questioned three commissioners being allowed to pass a CUP. Deputy City Clerk Jacobsen referred them to HCC 21.93.300(F) that outlines the criteria. Ms. Highland commented she still wants to talk about aesthetics and finding a solution when there are projects done around the city by public works, for example, that the finished job doesn't disrupt or look worse when they get done. She will be absent February 1st.

City Planner Abboud commented that there isn't anything in title 21 design manual, but if she were to draft something that succinctly stated her intention, the planning commission could talk about it and if there is concurrence, forward it to the appropriate entity.

Commissioner Bradley commented the Pratt Museum annual meeting is coming up February 7th and they have a fascinating speaker lined up to speak on Icelandic Fisherwomen.

Commissioner Bos said he would like to see the Commission could come up with some sort of criteria that would get them better drawings. He thinks a better set of conceptual drawings would give a lot better vantage.

Commissioner Venuti said that is a good point, but you should see some of the drawings he gets. It was an interesting meeting, he understands the neighbors' concerns, but they have to follow the code.

Chair Stead agreed that he doesn't like turning people away disappointed but it happens on occasion. It is important they follow the rules. He thinks they did a good job in bringing out all the issues associated with the lot.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:50 p.m. The next regular meeting is scheduled for February 1, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

Approved: _____