

Session 17-07 a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on April 5, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: ARNOLD

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead moved to approve the agenda.

HIGHLAND/BRADLEY 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 March 15, 2017
- B. Time Extension Requests
 - a. Homer Enterprises, Inc. Subdivision Resetarits Replat Preliminary Plat
 - b. High Tide Replat Preliminary Plat
- C. Staff Report 17-38, Vacation of a utility easement with lot 2D-1 Bidarka Heights Unit 3 Knutsen Replat

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

HIGHLAND/BRADLEY SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

A. Staff Report PL 17-31, City Planner's Report

City Planner Abboud reviewed the staff report.

Commissioner Bos noted the misinformation printed in the Homer News about the Commission's recommendation regarding Greatland Street. He understands it was corrected on line but expressed his concern about the public's perception of the Commission after reading the incorrect information.

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 17-32, Auto Sales in the Marine Industrial District

City Planner Abboud reviewed the staff report.

David Lewis, city resident, commented in support of auto sales in the Marine Industrial district. He supports the hockey rink being able to use their lot for the auto sale fundraiser. He noted the concern about other land in the district being able to do auto sales and explained most of the land is owned by the City and would be required to go through the lease policy, so it would only be open to those privately owned. He added that it's not a blight because the parking areas on the spit are usually full anyway.

Ken Satre, non-resident, commented he has been involved with Homer Hockey Association for a long time and supports auto sales at the rink. He said it was a good fundraiser and every penny generated for the rink is helpful.

BOS/VENUTI MOVED THAT THE PLANNING COMMISSION RECOMMENDS APPROVAL OF ORDINANCE 17-04(S) ADDING A DEFINITION OF TEMPORARY AUTO SALES AS A PERMITTED USE IN THE MARINE INDUSTRIAL DISTRICT.

Commissioner Bos commented there has been discussion whether or not we could allow it. This looks like an option where it could happen if the City Council approves it.

Commissioner Highland commented one of their concerns was about opening the whole marine industrial to allow this. She questioned that since most of the property is owned by the City and since it's temporary, does it put them in a better place to allow this without negatively affecting the zoning?

City Planner Abboud responded ownership of the land is different than something that is appropriate for the entire district. It's a way to control the expansion of the use, but if it's not appropriate in the district it shouldn't be allowed, regardless of ownership. It should be a viable use for the entire Marine Industrial district.

Chair Stead commented previously the Commission agreed not to support this because it's not appropriate to blanketly place this over the Marine Industrial district. He agrees the Hockey Association needs funds, but that isn't the issue for the Commission. The issue is whether to add temporary auto sales to the Marine Industrial district. He does not support the ordinance.

Commissioner Abrahamson asked if it could be accomplished with a CUP. City Planner Abboud explained it would have to be included in code to be allowed.

Commissioner Bradley said based on the input they've received this seems to have a limited scope of interest. She agrees this isn't the best use for the entire district and does not support this.

VOTE: YES: VENUTI

NO: BOS, STEAD, HIGHLAND, ABRAHAMSON, BRADLEY

Motion failed.

B. Staff Report PL 17-33, Vacation of portion of Greatland Street Right-of-way near Ohlson Lane

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident, project surveyor and applicants representative, explained they worked with the different City departments to get the right fit because of the constraints of thing like blanket easements and poorly planned use of the land by utilities impacting development of the piece of land. The vacation will mostly be a greenbelt. The utilities are already in place and the main thing this does is reduce the setback from the property line. The access for the project will be on the south side. It fits the City's needs and the property owner is interested in working with the city in terms of the pedestrian accessibility.

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

There were no rebuttal comments and Chair Stead opened the floor to questions of the staff and applicant.

Chair Stead asked for clarification on the staff finding 1 regarding block lengths and staff finding 2 regarding vehicular access. City Planner Abboud explained that if the vacation is approved, block lengths won't apply. He further explained that access will be from Ohlson Lane and with the proper permits, the right of way can be used for driveways.

VENUTI/HIGHLAND MOVED TO APPROVE STAFF REPORT PL 17-33 AND THE VACATION OF A PORTION OF GREATLAND STREET SOUTH OF THE STERLING HIGHWAY WITH STAFF RECOMMENDATIONS AND FINDINGS.

Commissioner Highland asked if the applicant will have to contact ACOE before putting in a driveway off Ohlson Lane. City Planner Abboud said they would.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Staff Report PL 17-34, Vacation of Road Easement on Lot 12-A-1 of DeGarmo Subdivision No. 2

City Planner Abboud reviewed the staff report.

There was no applicant in attendance.

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

BOS/ABRAHAMSON MOVED TO APPROVE STAFF REPORT PL 17-34 AND THE VACATION OF A ROAD EASEMENT ON LOT 12-A-1 OF DEGARMO SUBDIVISION NO. 2 WITH STAFF FINDINGS AND RECOMMENDATIONS.

Commissioner Bos commented this seems to be a small housekeeping item that we need to do.

Chair Stead asked if this is part of the section line easement. City Planner Abboud said he's unsure.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

A. Staff Report PL 17-35, Glory View Subdivision Church of the Nazarene Add'n Preliminary Plat

City Planner Abboud reviewed the staff report.

Pastor John Ralph, applicant, said he is available to answer any questions the Commission may have.

There were no public comments or questions of the applicant or staff.

ABRAHAMSON/BOS MOVED TO APPROVE STAFF REPORT PL 17-35 AND THE GLORY VIEW SUBDIVISION CHURCH OF THE NAZARENE ADDITION PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 17-36, Eagle View Subdivision 2017 Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident, project surveyor and applicant's representative, said he was available to answer questions.

There were no public comments.

Commissioner Abrahamson noted the water sewer easement on the west and south edges and the Planner's comment that the creek commonly floods and glaciates. She asked if it's necessary or appropriate to have the 15 foot easement there. City Planner Abboud responded that Public Works recommends it but he doesn't know the technicalities of the requirement.

BOS/BRADLEY MOVED TO APPROVE STAFF REPORT PL 17-36 AND EAGLE VIEW SUBDIVISION 2017 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

C. Staff Report PL 17-37, Chamberlain and Watson Subdivision 2017 Replat Preliminary Plat *Revised*

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident, project surveyor and applicant's representative, commented the acreage differential is .119 acres to the parcel. The easements are good and the area will become a greenbelt.

Chair Stead opened the floor to public comments.

Heath Smith, city resident, commented about the reduction of the 10 foot pedestrian easement down to five feet. Five feet isn't a lot of space and he understands they want to maximize the usability of the lot, but if they are creating a usable trail, the reduction of space probably isn't in the best interest. He thinks they should talk to the people who are interested in trails before entertaining a reduction there.

There was no response from the applicant and Chair Stead opened the floor to questions.

Commissioner Highland asked Mr. Bloom about the pedestrian easement. He explained he started with a 10 foot easement and in discussions with planning they came to a common agreement that five would be sufficient in hopes the adjacent property owner to the north would provide the other five feet. There is no onus on the other property owner until they do some platting action or give the easement themselves. He referenced the location of the trail on the aerial photo. It is an attempt to

maximize the space so there's more separation from the trail to the buildings. Having the trail easement at 10 feet puts it much closer to the building. He explained the route of legal pedestrian access. It's true that five feet would only be a foot path until the other five could be acquired.

Commissioner Abrahamson questioned if the trail is in the Non Motorized Transportation and Trails Plan. City Planner Abboud was unsure if this specific location is called out but believes that a connection in this area is in the plan.

HIGHLAND/BRADLEY MOVED TO APPROVE STAFF REPORT PL 17-37 AND CHAMBERLAIN AND WATSON SUBDIVISION 2017 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

Commissioner Abrahamson noted the letter they received as a laydown from the Payne's expressing opposition to this action.

Discussion ensued regarding staff recommendation three to narrow the ten foot pedestrian easement to five feet. If this action includes the five foot pedestrian easement, Alaska USA would have to go through a similar platting process to grant the five feet on their property. If they don't do a platting action, they would likely request compensation if the city or adjacent property owner asks them to give up the other five feet.

ABRAHAMSON/HIGHLAND MOVED TO AMEND THE EXISTING MOTION AND REMOVE STAFF RECOMMENDATION 3.

There was brief comment questioning whether they could include language to request the property owner contact the other property owner to try to work out getting the other five feet. City Planner Abboud indicated it wouldn't be appropriate to add that language.

VOTE: (Amendment) NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

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

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

Motion carried.

Chair Stead called for a five minute break at 8:06 p.m. The meeting resumed at 8:11 p.m.

Pending Business

New Business

A. Staff Report 17-39, Comprehensive Plan update – Chapter 8 Economic Vitality

The commission discussed this at the worksession.

Commissioner Highland commented about a book she's reading *High Tide on Main Street* about sea level rise. It addresses financial impacts to communities and she encouraged adding a paragraph explaining the economic problems we may be facing with climate change, ocean rise, and acidification.

Chair Stead acknowledged the book addresses community impacts but questioned if it's appropriate for Chapter 8 of the Comprehensive Plan and is it something Homer can resolve.

Commissioner Abrahamson commented she is hearing that Commissioner Highland is trying to look at potential issues that will impact economic vitality and incorporate those challenges and barriers into the plan as part of a strategy for the future.

City Planner Abboud said it makes him think of mitigation and adaptation type of concepts, but isn't sure how it works into this chapter.

Commissioner Abrahamson suggested an approach to incorporate best available information into the economic vitality strategies like the erosion map update as a way to keep a finger on the pulse of current issues or arising issues. She explained the climate issue impacts will include multiple sectors of economic industries for our community including commercial fishing, access to the harbor for recreation, development of land on the bluff, and water quality and availability. We should try to anticipate some of those impacts and build in some resilience efforts for them.

Other discussion comments included having Steve Baird present to the City Council and public outreach.

B. Memorandum from Deputy City Clerk Re: Commissioner Absences

Chair Stead referenced the memo in the packet and asked for a motion.

ABRAHAMSON/BOS MOVED TO DECLARE COMMISSIONER ARNOLD'S SEAT VACANT DUE TO HIS CONSECUTIVE ABSENCES IN ACCORDANCE WITH PLANNING COMMISSION BYLAWS SECTION O.5.

There was brief discussion in support of the motion and noting this is the sixth consecutive absence.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Informational Materials

- A. City Manager's Report February 13, 2017
- B. City Manager's Report February 27, 2017

Commissioner Highland expressed her concerns about Graphite One and the graphite mine proposal addressed in the City Manager's report.

Comments of the Audience

Heath Smith, city resident, said he's grateful for the Commission's service. He commented in response to the Commission's recommendation to the City Council regarding Greatland Street to Pioneer. He explained that there is enough interest of the Council with option A and that there is language in the transportation plan they may not be aware of. He read the following excerpt:

"in direct relation to the Greatland Street construction that the proposed route will intersect Pioneer at Bartlett, the Planning Commission recommends that if Greatland Street is extended to Pioneer that it be a right turn only intersection reducing the back up of traffic trying to cross Pioneer Avenue. This will keep traffic entering Pioneer Avenue separated from the Bartlett Street intersection. It should be noted this recommendation will conflict with the proposed one way couplet."

He added that the plan says the proposed route will connect Greatland to Poopdeck and the specific route has not been identified to accommodate Town Center plans. The Town Center is yet to be developed and yet to be flushed out in the transportation plan in the connection from Main Street to Bartlett. He explained that accommodating the transportation plan connection would take four lots off the tax rolls, and one of the lots on Main Street has a business on it. He understands the goals of the plan and encourages open mindedness about what will help us achieve the goal, because it might come about in a different way. He shared his experience as a UPS driver, driving these roads all day. Many on the Council support plan A because of cost, the functionality of the space, and the benefit to the community. Council postponed the ordinance and if the Commission addresses this again he hopes other considerations will be given to why option A might be appropriate.

Comments of Staff

None

Comments of the Commission

Commissioner Venuti said it was an interesting meeting. He noted upcoming events through the weekend including the Town Hall meeting at Islands and Ocean with Mayor Navarre, the KPB Planning meeting, the Haven House Women of Wisdom event, and the Lifetime Learner award presentation.

Commissioner Bos said he appreciated Councilmember Smith's comments. So many times the Commission has talked about having discussions like that before they make recommendations on plans that come before them. He thought it was a good meeting.

Commissioner Abrahamson commented the Kachemak Bay Research Reserve is hosting a climate resilience workshop April 20 and 21. She invited commissioners to attend and explore some of the issues that contribute to economic vitality or provide barriers.

Commissioner Bradley commented about the Kenai History Conference April 21 and 22. It's part of the celebration of the 150 anniversary of the purchase of Alaska.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
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Commissioner Highland commented that Earth Day is April 22 and there is a lot going on, so watch the paper for information. She said it was a good meeting.

Chair Stead commented it was a good meeting tonight, there is more work to do on Chapter 8 and he looks forward to looking at it. He appreciated Councilmember Smith's comments this evening. He will be absent April 19th.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:42 p.m. The next regular meeting is scheduled for April 19, 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: _____