

Session 17-08 a Regular Meeting of the Homer Advisory Planning Commission was called to order by Acting Chair Bos at 6:30 p.m. on April 19, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: STEAD

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Vice Chair Bos 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).

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 April 5, 2017

Vice Chair Bos asked for a motion to adopt the consent agenda.

BRADLEY/HIGHLAND SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Presentations

Reports

- A. Staff Report PL 17-40 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 17-41, Conditional Use Permit 17-02 for 10 Single Family Cottages in Old Town
City Planner Abboud reviewed the staff report.

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident and project surveyor, commented the staff report portrays the quality and scope of the project. He added that Mr. Livingston, the applicant is working with bank to see about getting five feet on their side of the property line for the trail. Mr. Bloom requested that the Commission take an action that would enable the applicant to dedicate a five-foot pedestrian easement in the event the bank is agreeable to providing a five-foot pedestrian easement on their side. Currently the applicant has to dedicate all ten feet on his property. Discussions with the City on the water service are still on going and are related to the vacation process, it's possible it could end up that all that may be required is a 2" service from the main to the project instead of an 8" main and because of the vacation. Mr. Bloom said fundamentally things are set and added there will likely be a fence along the back between the trail and the houses for privacy of the homeowners.

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

City Planner Abboud commented he is unsure how to accomplish the allowance for the five-foot easement. Discussion ensued regarding ways to address the pedestrian easement since it's already on it's way to the Borough for consideration, and appropriate wording for a motion.

HIGHLAND/ABRAHAMSON MOVED TO APPROVE STAFF REPORT PL 17-41, CONDITIONAL USE PERMIT 17-02 WITH STAFF RECOMMENDATIONS AND FINDINGS.

The Commission took a brief recess at 7:05 p.m. to prepare verbiage for an amendment. They reconvened at 7:11.

HIGHLAND/ABRAHAMSON MOVED TO AMEND CONDITION 1 THAT THE 10 FOOT PEDESTRIAN EASEMENT BE REDUCED TO FIVE FEET IF THE ADJACENT PROPERTY OWNER TO THE NORTH GRANTS A FIVE FOOT PEDESTRIAN TRAIL EASEMENT ALONG THE NORTH PROPERTY LINE.

There was brief discussion that if the bank doesn't agree to the five foot pedestrian easement on their property then it will remain a 10 foot easement on the applicant's property.

VOTE (Amendment): YES: BOS, HIGHLAND, ABRAHAMSON, VENUTI, BRADLEY

Motion carried.

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

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

Motion carried.

B. Staff Report PL 17-42, Vacation of an Alley Easement, Bay View Subdivision Lots 115 and 116

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident and project surveyor, commented that the alley only runs the length of this property, it doesn't go through to the next street to the west.

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

There was no rebuttal or questions of staff and the applicant's representative.

ABRAHAMSON/VENUTI MOVED TO APPROVE STAFF REPORT PL 17-42, VACATION OF AN ALLEY EASEMENT BAY VIEW SUBDIVISION LOTS 115 AND 116 WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was brief comment that this seems very straightforward.

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

Motion carried.

Plat Consideration

A. Staff Report PL 17-43, Bay View Subdivision 2017 Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident and project surveyor, commented this is a simple replat that allows the property owner to extend their business. He said he's curious about the curve return as it seems excessive.

Commissioner Highland asked about the curve return. City Planner Abboud explained that generally on a corner lot they attempt to smooth out the corner and there is a little bit of land lost in the process. It's a request from Public Works so he can't comment specifically about the requirements.

ABRAHAMSON/BRADLEY MOVED TO APPROVE STAFF REPORT PL 17-43, BAY VIEW SUBDIVISION 2017 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

Pending Business

A. Staff Report 17-44, Comprehensive Plan update – Chapter 8 Economic Vitality

The Commission began discussion on Chapter 8 Economic Vitality during their worksession.

City Planner Abboud stated an amendment they discussed at the worksession to replace Goal 4 with “Support Renewable and Non Renewable Energy Services”.

ABRAHAMSON/HIGHLAND SO MOVED.

Commissioner Highland noted in their discussion they felt this is a little clearer of what the Commission will be supporting.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT

Motion carried.

They continued to review the chapter updates provided by City Planner Abboud and addressed the following changes.

- Goal 2 Objective A –
 - Include number 4, line 118 as bold and underlined and shorten to read: Encourage science, information infrastructure, and technology based business development.
 - Remove number 6.
 - Combine number 7 with 1-5 relating to CEDS.
- Goal 2 Objective B- Line 135 strike Fish and Game operations.
- Goal 2 Objective C-
 - Line 157 strike The existing KBC of the so it begins. University of Alaska programs.
 - Remove 2-C-3.
 - Line 164 change to Support development of programs that prepare individuals through workforce development.
 - Line 166 change to Support opportunities for partnerships and collaborative educational programs.
 - Change 2-C-4,5,6,7 to Support collaborative education programs.
 - Change 2-C-4,5,6,7A Change the first word Identify to Connect and ECD duty.
- Goal 3 Objective A

- Eliminate 3-A-1
 - Encompass 3-B-2 in 3-B-1
- Goal 3 Objective C
 - Line 216 change to read Promote recreation, the arts, and non-governmental organizations
- Goal 5 Objective C
 - Shorten 5-C-1 to Adequately fund maintenance to public facilities.
 - Change 5-C-8 Change support shoulder season activities to support activities that are not seasonally dependent as a way to expand the local economy.
 - Remove 5-C-9A.
 - Change 5-C-9B Change maintain and enhance Homer's reputation to say accommodate and encourage events

New Business

Informational Materials

A. City Manager's Report April 10, 2017

Comments of the Audience

Comments of Staff

City Planner Abboud thanked everyone for the work tonight; everyone's input was very helpful.

Comments of the Commission

Commissioner Venuti had no comment.

Commissioner Highland thanked everyone and wished them happy spring and summer.

Commissioner Bradley encouraged everyone to participate in the science and Earth Day events this weekend.

Commissioner Abrahamson commented that the Kachemak Bay National Estuarine Research Reserve is hosting a two-day climate resilience workshop to focus on strategies and implementation actions to improve the preparedness of our community to respond to environmental change April 20 and 21, and also about a FEMA training in Anchorage on May 5th.

Vice Chair Bos said he may be absent May 3rd. It was a good meeting the comp plan is challenging to him and he thanked everyone for their support.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 9:23 p.m. The next regular meeting is scheduled for May 3, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 19, 2017

MELISSA JACOBSEN, MMC, DEPUTY CITY CLERK

Approved: _____