

Session 17-08, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:32 p.m. on June 21, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBOUD
PLANNING TECHNICIAN BROWN

The Advisory Planning Commission did not meet for a work session this evening.

APPROVAL OF AGENDA

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BRADLEY – SO MOVED.

There was no discussion.

VOTE. YES. 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 the minutes of June 7, 2017 meeting

Chair Stead requested a motion to approve the consent agenda.

BRADLEY/HIGHLAND – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report PL 17-57 City Planner's Report

City Planner Abboud reviewed the staff report. The Commission discussed the HART funds ordinance 17-05(A-2). Vice Chair Bos discussed his 2017 meeting absences.

PUBLIC HEARINGS

A. Staff Report PL 17-58, CUP 17-03 for the installation of a driveway involving more than 6,000 square feet of grading within the Bridge Creek Watershed Protection District at 61447 Florence Martin Ct.

City Planner Abboud reviewed the staff report.

Kenton Bloom, city resident, professional surveyor, and representative of the applicant, stated the proposed driveway is located over an old homestead road which was originally built following the lay-of-the-land best suited for travel. He stated the CUP is to improve the road to provide access to a cabin on the eastern lot and is part of a court mandated dispute resolution.

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

Chair Stead asked the applicant what the purpose of the water bars on the road would be, referring to Condition 2 of the staff report. The applicant responded by referring to installation of straw wattles. City Planner Abboud offered clarification that, although he is not familiar with best management practices for types and installation methods of water bars, they are essentially a feature on the road which diverts water sheet flow to prevent erosion.

Commissioner Abrahamson asked the City Planner what the method is for the City to make sure the road is built according to plan. City Planner Abboud responded by saying there is no specific permitting process for this, but that he would have the City Engineer look at the site with him during construction.

Commissioner Bradley commented that she appreciates the thoroughness of the application.

VENUTI/BOS MOVED TO APPROVE STAFF REPORT 17-58, CUP 17-03 TO INSTALL A DRIVEWAY AT 61447 FLORENCE MARTIN COURT WITH STAFF FINDINGS 1-10 AND CONDITIONS 1 AND 2.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report PL 17-59, Comprehensive Plan Update, Chapter 4, Land Use.

City Planner Abboud reviewed the staff report.

Commissioner Abrahamson commented that she would like to have added to Goal 2, Objective D, and the identification of specific private property owners who own large amounts of land near city borders as well as specific federal and state agencies that own lands near the borders.

Commissioner Abrahamson suggested updating the photo found on page 4 -11.

City Planner Abboud discussed the changes to the Land Use Implementation Table as stated in the staff report.

Commissioners Highland and Abrahamson stated they want to reference environmental plans in the implementation table such as future flood maps, recent coastal erosion mapping, and the Woodard Creek plan. They would like the comp plan to recognize other community plans as resources.

City Planner Abboud stated his next step for the comprehensive plan update is to add suggestions from today and clean up the formatting of the changes to the plan so that it will be ready to be brought to the public.

Commissioner Abrahamson stated she wishes to have added to the appendices section, the erosion control study and something relevant from the Woodard Creek plan.

NEW BUSINESS

A. Memorandum – City of Homer 2018-2023 Capital Improvement Plan (CIP)

City Planner Abboud reviewed the memorandum. Commissioner Venuti sparked discussion about the ice plant project.

VENUTI/BOS MOVED TO RECOMMEND TO CITY COUNCIL THE LARGE VESSEL HAUL OUT REPAIR FACILITY/BARGE MOORING FACILITY AND THE ICE PLANT UPGRADE AS THE TWO PROJECTS TO BE LEGISLATIVE PRIORITIES.

Commissioner Abrahamson asked what is the proposed City contribution for these two projects? The commission was unable to come up with an answer.

Vice Chair Bos asked what is the payback for the haul out facility and the ice plant? Where does the money that is being made go? Without this type of information, it is difficult for the Planning Commission to make a good decision. The Commission was unable to come up with this information. City Planner Abboud stated that the Port and Harbor director would be the one to have this type of information.

Commissioner Abrahamson commented that the Storm Water Plan would contribute to our community by improving the infrastructure to prevent additional long-term costs to the City. Although there would be no revenue gain from this project, it would still greatly contribute to the community.

Commissioner Bradley stated that the Storm Water Master Plan has been the Commission's recommendation for at least 3 years and it is still a priority.

VOTE: YES. BOS, STEAD, VENUTI, ABRAHAMSON, HIGHLAND
NO. BRADLEY.

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report, June 12, 2017 City Council Meeting
- B. KPB Notice of Decisions:
 - Eagle View Subdivision 2017 Replat Preliminary Plat
 - Lloyd Race 2017 Revised Preliminary Plat
 - Homer Enterprises, Inc. Subdivision Resetarits Replat Time Extension Request
 - Barnett's South Slope Subdivision Fell Addition Preliminary Plat

COMMENTS OF THE AUDIENCE

COMMENTS OF STAFF

COMMENTS OF THE COMMISSION

Commissioner Highland asked when the Commission meets next. City Planner Abboud answered, July 19, 2017.

Commissioner Bradley thanked the commission for an interesting 3 years on the commission. She wishes to withhold her reappointment to the Planning Commission (current term expires July 1, 2017).

Commissioner Abrahamson thanked Savanna for her service. She wanted to remind the commissioners to continue searching for someone to fill the empty Planning Commission seat. She stated that she has applied to the KPB Planning Commission. She expressed that she wished there was a work session on the CIP to discuss the project in further detail.

Vice Chair Bos thanked Savanna for her service on the Commission. He said happy 4th of July, see you all next meeting.

Commissioner Venuti thanked Savanna and told her that he was proud of her and that she did a great job. He clarified vacancies in bylaws by saying missing 3 consecutive meetings or 6 total meetings means a vacancy will happen for Commissioner Bos. We could either amend the bylaws or dismiss commissioner Bos and have him reapply.

Chair Stead commented that he will miss Savanna and thanked her. He thinks they will find a way for Commissioner Bos to stay on the commission if he wishes. He commented that the Storm Water Master Plan dropped off because the number of recommendations went from 5 projects in years past down to 2, likely because of the State's financial situation.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:10 p.m. The next regular meeting is scheduled for WEDNESDAY, JULY 19, 2017 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

Travis Brown, Planning Technician

Approved: _____