

Session 17-09, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:32 p.m. on July 19, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, STEAD, ABRAHAMSON AND VENUTI

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN  
DEPUTY CITY CLERK KRAUSE

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/VENUTI – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **PUBLIC COMMENT**

### **RECONSIDERATION**

### **ADOPTION OF CONSENT AGENDA**

- A. Approval of minutes of June 21, 2017
- B. Decision and Findings for CUP 17-03, 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.
- C. Kenai Peninsula Borough time extension request for James Waddell Homestead Petska 2014 Addition

Chair Stead requested a motion to approve the consent agenda.

HIGHLAND/ABRAHAMSEN – SO MOVED.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **PRESENTATIONS**

### **REPORTS**

#### **A. Staff Report PL 17-60 City Planner's Report**

Deputy City Planner Engebretsen apologized for the absence of City Planner Abboud, noted his staff report was included in the packet and reflects that City Council was busy and one item that related to RV's on the Homer Spit is on the agenda for discussion later in the meeting.

Chair Stead inquired if there were any comments or questions for the Deputy Planner. There were none.

### **PUBLIC HEARINGS**

#### **A. Staff Report PL 17-61, Conditional Use Permit 17-04 for Four Dwellings on a Lot at 3101 Kachemak Drive**

Chair Stead read the title into the record and noted that the applicant has requested a postponement until the August 2, 2017 regular meeting.

Commissioner Venuti inquired if a person offers testimony tonight will they be allowed to testify stating that at the Borough level additional testimony is not allowed.

Deputy Planner Engebretsen responded that in her opinion testimony at the August meeting would be allowed by anyone testifying at this meeting since they are not receiving any presentation and the applicant may provide additional information that is not currently presented or included in the packet.

Chair Stead inquired if any of the commission had a conflict of interest to declare. There were no declarations.

Chair Stead opened the Public Hearing.

Mike McCarthy, city resident, reading from a prepared statement noted several reasons in opposition on the proposed action including but not limited to safety, building density, historical erosion of the bluff, hazards, septic/sewer issues regarding lift pumps, and the reported square footage shown is incorrect.

Rika Mouw, city resident, requested clarification on the stated postponement prior to commenting. Ms. Mouw commented that the application was incomplete pointing out the various requirements not included in the application such as a map. She then noted that there is a bald eagle nest in the vicinity of the proposed building site. She further quoted Homer City

Code regulations regarding building density. She also commented on the erosion of the bluff and the loss of the land which would not allow for the proposed buildings to outlive a 30 year mortgage.

There was no further testimony by the public in attendance.

Chair Stead requested a motion to postpone the Public Hearing to the next meeting.

VENUTI/ABRAHAMSEN - MOVED TO POSTPONE THE PUBLIC HEARING FOR STAFF REPORT PL 17-61, CONDITIONAL USE PERMIT 17-04 FOR FOUR DWELLINGS ON A LOT AT 3101 KACHEMAK DRIVE TO THE REGULAR MEETING OF AUGUST 2, 2017

There was no discussion.

VOTE. YES. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

### **PLAT CONSIDERATION**

A. Staff Report PL 17-62, Mariner Village 2017 Preliminary Plat

Chair Stead requested to hear Staff Report PL 17-62, Mariner Village 2017 Preliminary Plat

Deputy City Planner Engebretsen reviewed the staff report stating while the Army Corps of Engineers report was not included in the packet materials the corps has determined that the property is less wet than represented by the City maps.

Commissioner Venuti declared a conflict of interest stating that the applicant is a valued client and good friend.

Due to the stated conflict the commission was left without a quorum to address the conflict or the Preliminary Plat.

This item is postponed to the next regular meeting.

### **PENDING BUSINESS**

A. Staff Report 17-63, Comprehensive Plan Update – Public Review Draft of Chapters 4 and 8

Chair Stead requested to hear Staff Report PL 17-63 and Deputy City Planner Engebretsen provided a summary review of the report included in the packet for the record.

The commission reviewed the formatting changes regarding details will be shown in the Implementation Tables. Staff requested any comments, questions or concerns from the commission and the following were provided:

- Page 181, page 4-1, Chapter 4, a formatting issue which will be corrected on the final version.
- Page 182, page 4-2, Chapter 4, line 29, use of the phrase “vicinity to water” preference for clear and concise language, suggestion made to change to “access to Kachemak Bay and other water resources”
  - o Line 60, remove wording “recently established”
- Page 185, page 4-5, line 151, remove wording “recently established”
- Page 186, page 4-6, line 217-219, recommendation to put in bold face type, ongoing more than 10 years, staff stated that this is represented in the implementation table on page 196, item 2-B-2, recommendation to change timeframe to Near Term for higher priority
- Page 188, page 4-8, line 264-265, in response to question on many good environmental standards, Deputy City Planner Engebretsen assured the commission that in comparison to other Alaska cities the city of Homer has numerous regulations such as Steep Slope, creek setbacks, storm water requirements, zoning permit requirements such as corps permits, Fire Marshal permits, etc.
  - o Periodic review – specific timeframe recommended 5 yrs, 10 yrs, etc. this is shown in the implementation table on page 197, 2-B-5, reasonable review recommendations are shown
- Page 188, page 4-8, line 268-283, should continue to review, and is this done?
  - o Has there been any identification of any? Yes, Box store standards and similar that could be reviewed, Slope requirements do not work all the time as desired.
  - o Recommendation from Staff to implement a Commission Annual Calendar similar to format used by the Parks, Art Recreation and Culture Commission which designates monthly/annual review of commission tasks such as review of various plans and included in each packet under Informational Materials.
- Page 190, page 4-10, line 343, is there a Streetscape Design Manual.
  - o Staff believes this may be referencing the Design Criteria Manual and will double check that issue and correct citation.
- Page 191, page 4-11, line 387, Create an overlay zone for “Old Town” this will be kept for now
- Page 192-194, page 4-12 to 4-14, lines 430-533, Staff stated that Goal 5 in its entirety was moved to the Appendix at the June 21<sup>st</sup> meeting
  - o Line 525, accuracy of the 40% hooked up to piped water
- Page 195, Table 1-B-4, update to remove “recently”
- Page 198, Table 3-B-2, correct yellow text of the last line, reference the Appendix for Goal 5

## Chapter 8

Deputy City Planner Engebretsen requested input from the commission and the following was provided:

- Suggested inserting where applicable “responsible” when referencing development
- Page 202, page 8-2, line 42, period is missing at the end of sentence
- Page 203, page 8-3, line 94, suggested adding “a major focus if port and marine based economic development
  - o Staff pointed out that those points are reference on Line 132 and 155 and one of the goals is to reduce the recidivism and being too specific
- Page 204, line 126, remove the word, “unspoiled”
  - o Line 131 discussion on including specific wording would limit direction
- Page 205, page 8-5, line 178, Goal 4, recommend changing to read, “*Support regional renewable and responsible non-renewable energy exploration and production*”
  - o Staff recommended making this change by motion.
  - o Discussion ensued on the need then to define the word responsible, condemning actions of the state, municipalities, community members, etc.
    - Staff pointed out that page 211, 4-2, Implementation to remediate brownfield locations
    - Additional discussion on this goal was refined as support services to the industry not land use and believes that this reflects the commission’s previous discussion appropriately
- Page 206, page 8-6, Goal 5, recommendation to add professional development, conferences, business travel and athletic events
  - o Line 199, recommended referring to Homer’s Farmer’s Market
    - Staff explain the duty of lines 199-206
      - Request to include the importance of the non-profits to the city’s economic vitality
  - o Line 212, suggested adding, land and water trails
- Page 209, 2-A-3, misspelling, should reflect “through”
- Page 210, 2-C-3, misspelling, should reflect “support” and “collaborative”
- Page 211, 5-B-2, Clarification requested on “wayfinding”
- Page 212, 5-C-9, Insert Professional and Educational Conferences and Sporting Tournaments

## NEW BUSINESS

A. Staff Report 17-64, Comprehensive Plan Update, Chapter 3 – Community Values

Chair Stead requested to hear Staff Report 17-64 Comprehensive Plan Update, Chapter 3 - Community Values

Deputy City Planner Engebretsen noted the additions which were highlighted in yellow in their packets. She further noted that she added “Maintaining existing city services. Adjust the level of service when revenues fluctuate.” In response to the input from Town Hall meetings in 2015.

Commissioner Highland inquired if they should add a reference to agriculture.

Ms. Engebretsen noted that most of that is outside city limits and would be good to include but will discuss with the City Planner and bring it back to the commission.

B. Staff Report 17-65, Proposed draft ordinance to allow one Recreational Vehicle (RV) as an Accessory Use in the Marine Commercial Zoning District

Chair Stead read the title into the record and requested to hear Staff Report 17-65, Proposed draft Ordinance to allow one Recreational Vehicle (RV) as an Accessory Use in the Marine Commercial Zoning District. Deputy City Planner Engebretsen requested input on the concept of caretaker/employee/business owner living in an RV on site on the Spit.

Discussion ensued on the public opinion included in the packet, that there will be a full or nearly full commission at a later meeting to facilitate the discussion.

ABRAHAMSEN/VENUTI –MOVE TO SCHEDULE A JOINT WORKSESSION WITH THE PORT & HARBOR ADVISORY COMMISSION.

There was no discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Staff requested specific points that the Commission would like to discuss during the worksession. The following was listed:

- Health and human safety issues such as hookups and living in a Tsunami zones
- Size screening and location,
- Choice limited to one – a living arrangement within the building or an RV, not both

#### **INFORMATIONAL MATERIALS**

- A. City Manager’s Report for the City Council Meeting of June 21, 2017
- B. KPB Notice of Decisions
  - Hodnik Subdivision Preliminary Plat Time Extension Request
  - Bay View Subdivision Northwind 2017 Replat Preliminary Plat
  - Chamberlain and Watson Subdivision 2017 Preliminary Plat
  - Glory View Subdivision Church of the Nazarene Addition Preliminary Plat

- Bouman's Bluff 2017 Addition Preliminary Plat
- Homer Spit Amended Boathouse Replat Preliminary Plat
- Vacation of 20-Foot Wide Alley Easement Along Lots 115 & 116 of Bay View Subdivision
- Vacation of 33-Foot Wide Public Roadway Easement along Lot 12-A-1 of Degarmo Subdivision No. 2

There were no comments or discussion on the materials provided.

## **COMMENTS OF THE AUDIENCE**

## **COMMENTS OF STAFF**

Deputy City Planner Engebretsen thanked the commission, getting through those chapters checked a lot off their list for the Comprehensive Plan. Great to be moving forward.

Deputy City Clerk Krause had no comments.

## **COMMENTS OF THE COMMISSION**

Commissioner Venuti had no comments.

Commissioner Abrahamsen stated that her application is being forwarded to be appointed to the Borough Planning Commission so other commissioners will have to take on that responsibility.

Commissioner Highland inquired about the commission having a field trip to the site for the CUP 17-04. Staff explained that there are rules regarding visitation and recited a previous incident where a commissioner visited a site and had information that the rest of the commission would not have so Ms. Engebretsen will double check on that requirement and will get back to them in a couple of days.

There was a brief discussion on the availability of photos provided and staff getting the information on visitation.

Chair Stead appreciated everyone's participation tonight and thanked the commission yeoman getting things done tonight.

Commissioner Abrahamsen requested that the materials presented tonight on the CUP 17-04 not be included in the next meeting packet, just a reminder about bringing the materials from this packet.

**ADJOURN**

There being no further business to come before the Commission, Chair Stead adjourned the meeting at 8:28 p.m. The next regular meeting is scheduled for WEDNESDAY, AUGUST 2, 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.

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Renee Krause, CMC, Deputy City Clerk I

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