

Session 17-12, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Vice Chair Tom Bos at 6:30 p.m. on October 4, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BANKS, BERNARD, BENTZ, BOS, HIGHLAND AND VENUTI

ABSENT: COMMISSIONER STEAD (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF AGENDA

Vice Chair Bos called for a motion to approve the agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

A. Approval of minutes of August 16, 2017

B. Staff Report 17-79, Vacation of a Utility Easement on Lot 1, Block 3 of Mariner Village Subdivision

C. Decisions and Findings for Variance 2017-01, Steep slope setback reduction at 3965 Sterling Highway

D. Decisions and Findings for CUP 2017-06, Building setback reduction at 3965 Sterling Highway

E. Decisions and Findings for CUP 2017-05, More than 8,000 square feet of building area at 3301 East End Road

Vice Chair Bos requested a motion to approve the consent agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report PL 17-73 City Planner's Report

City Planner Abboud reviewed his report and commented on the request from City Council to review the Baycrest area for a natural hazards overlay district, the issue of allowing marijuana on the Homer Spit related to zoning and requested volunteers to attend upcoming Council meetings.

Commissioners volunteered for the following:

Commissioner Bos – October 9th

Commissioner Bernard – October 30th

Commissioner Highland – November 27th

Commissioner Banks – December 11th

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 17-81, Comprehensive Plan Update, Chapter 6 Public Services and Facilities

City Planner Abboud noted the discrepancies in the formatting issues and stated that they would be fixed in the draft document. He was looking for comments and input from the commission on grammatical, spelling and content.

The Commissioners provided the City Planner with the following recommendations:

- Line 72 “at” should be “as”
- Line 117 – 119 - Questioned current status – City Planner will check with Chief Robl
- Line 130-133 – Update on current status of the Project, more general statement recommended since committee has been disbanded. City Planner will review.
- Line 190 – Last word in sentence – capitalization error
- Line 251 – Providing incentives on water saving methods for the community
- Line 373 - Recycling efforts with regard to solid waste at the parks and requested an assessment of the needs similar to trash can lids
- Line 396 – i.e., provide an example

A discussion ensued on property owners should be responsible for cleaning their ditches to aid in Stormwater runoff; discussions with the City Engineer regarding Stormwater planning; having

those types of documents aide in applications for grants clarifying the needs; Stormwater planning and what actions can be taken to mitigate this issue, funding sources and enforcement issues. City Planner Abboud indicated his office is working on this.

Commissioner Highland advocated for the commission working on creating a best practices manual for the homeowner in 2018.

The commission continued recommendations for the draft chapter as follows:

- Line 497-498 – Amend language to reflect a more neutral perspective such as in Lines 475-480 Loan was paid off so should amended to reflect that information.
- Line 499-500 – Recommend removing altogether
- Line 508-509 – Include information reflected in line 478
- Line 510-515 – Amend language to reflect that during down economic period’s usage increases in all areas of the Library.
- Line 533-534 – Amend line to focus on operations not expansion
It was noted that lines 533-534 referenced the above paragraph and these numbered sections were actually going to be placed in the tables. Relate the increase to the specific increases such as described in the sections on Police and Fire editing out the anecdotal or emotional.
- Line 564-565 – Unless this is substantiated then the language should be revised
- Line 573 – Should reflect #1 & #2 plastic instead of “plastic milk jugs”
- Line 577-578 – Commissioners inquired how accurate the information was before including

Commissioner Bentz recommended a paragraph or strategy to develop or partner with organizations to reduce or reuse the City’s waste stream. The fish waste could be included in that and is there any savings to the city or benefit to organizations.

Vice Chair Bos called for a recess at 8:30 p.m. The meeting was called back to order at 8:34 p.m.

- Line 620 – 621 - Wording needs to be refined, suggestion offered, “Homer has seen an increase in types of medical services expanding the opportunity for care and recovery. Increasing the range of medical services and number of healthcare professionals.
- Line 622 – Remove specification on opioid and insert substance abuse and amend to read “in discussions about substance abuse and the increase in opioid abuse specifically”

A brief discussion ensued on using specifics, such as opioid, instead of substance abuse and it was pointed out that heroin, meth and cocaine were once abused on the level that opioids are now abused.

- Line 635 – Amend to include “and prevention.”
- Line 637 – Add the word “Peninsula”

- Line 646-649 – Include reference to Assisted Living and Long Term Care
- Line 683-684 – clarification required with the statement
- Line 685-686 – Clarification should be made that University Alaska, Kachemak Bay Campus and the Kachemak Bay National Estuarine Research Reserve (Line 699) this is now part of University Alaska system.
- Line 717 – Verification on the actual number of non-profits in Homer

- Page 90 – Table 2-D-4 – add the word “Peninsula”
- -Page 91 – Table 2-E-4 - Include ADA requirement
 - Table 2-G- Education Table is repeated.

City Planner Abboud stated that he will work on the amendments to the Table, being more specific to responsibilities.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager’s Report for August/September City Council Meetings

COMMENTS OF THE AUDIENCE

COMMENTS OF STAFF

City Planner Abboud responded to Commissioner Venuti on the possible program that could be applied for the situation at the bottom of West Hill. It has been noted to the state, they tried to address a program that may allow them to buy out the properties there. It is a program that the funds got eliminated so was not able to make that happen. The application is very onerous with a 100 page application. He has received conflicted advice. He explained that he is hesitant to introduce liability to the city. He commented on the structure and possible abatement that would be needed. He is still looking into it and the State is aware of the potential hazards. It even called out that you could not use the land for a right of way project. Commissioner Venuti inquired if they can keep the heat on. City Planner Abboud was not sure who they would keep the “heat on” He mentioned that until it was imminent the State does not have a plan. Commissioner Venuti wanted to try to get ahead of this issue.

City Planner Abboud noted that the cause is called a scarp and explained for the Commission exactly what that meant and the situation it creates. There are several buildings that this situation would affect in the area in question. The situation is continuing to grow and they are running into the question of resources.

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COMMISSION

Commissioner Highland welcomed Commissioner Bernard and stated that it was nice to finally welcome Commissioner Banks to the commission.

Commissioner Bentz welcomed the new commissioners. She is excited and looks forward to working on a natural hazards overlay district for the Baycrest area. The Kachemak Bay Research Reserve is hosting a public talk on Coastal Erosion at Islands and Ocean Visitor Center on October 26th

Commissioner Bernard thanked the commission.

Commissioner Banks thanked Commissioner Bernard for joining them.

Commissioner Venuti stated it was an interesting meeting, welcomed Commissioner Bernard and noted that she got off easy as his first meeting went on until 11:30. He commented on the FEMA program very informative and too bad not everyone was there. They learned that there may be some programs that they could get into. Commissioner Venuti inquired if City Planner Abboud found out more information on if there was a program that could help with the erosion at the bottom of West Hill.

Vice Chair Bos welcomed Commissioner Bernard and appreciated everyone's patience and felt that the commission was very responsive in getting through this chapter. He stated that they continue to talk about state and city funds and he believes that they need to do more for themselves and for each other. The more they are looking for someone to pay for their services the more they will be disappointed. They have a full commission and a new council coming up and he hopes they take care of the city's business.

ADJOURN

There being no further business to come before the Commission, Vice Chair Bos adjourned the meeting at 9:07 p.m. The next regular meeting is scheduled for TUESDAY, OCTOBER 17, 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.

Renee Krause, CMC, Deputy City Clerk I

Approved: _____