

Session 17-13, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:30 p.m. on October 17, 2017 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

Approval of the Agenda

Chair Stead called for a motion to approve the agenda.

BOS/BENTZ – 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 October 4, 2017

B. Memorandum for 2018 HAPC Meeting Schedule

Chair Stead requested a motion to approve the consent agenda.

HIGHLAND/BENTZ – SO MOVED.

There was brief discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report PL 17-82, 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 17-83, Conditional Use Permit 17-07 for a 146 foot tall communications tower at 4300 Freight Dock Road

City Planner Abboud reviewed the staff report.

Greg Stein, Attorney, Baldwin & Butler, Kenai, Alaska representing Wireless Edge Towers, LLC and John Arthur, President, Wireless Edge Towers, LLC presented the project and tower facility that is planned for installation on the spit and stated they were available to answer any questions of the commission.

Chair Stead opened the public hearing. There was no public present and the hearing was closed and he opened the floor to questions.

Mr. Arthur answered the following questions from the commission:

- Height of the tower in comparison to the high mast lights – the high mast lights are 150 feet tall, but antenna placement could make the tower higher than the lights.
- What carriers may have a possible interest in that tower? AT&T, Verizon, T-Mobile, GCI, and Sprint. There will also be an overlay of FirstNet, which is a Public Safety Network contracting with AT&T
- What moderate businesses may be interested in a position? They will be building capacity to host smaller concerns
- How with the foundation for the tower be constructed? The foundation for the tower will consist of concrete, 10 feet deep, 30 feet by 30 feet, 3-4 feet thick, soil, then a pier 7-8 feet in diameter above ground and it will be earthquake proof
- Will there be guide wires? No guide wires.
- What about sounds and noise from the tower? Sounds such as loud whistling or winds going through the structure – Sounds will be minimal when generators are used, and unless in very close proximity of the tower you will likely not hear any noise.
- What are the wind and ice load capacities for the tower? Wind loads and ice loads are rated for structural class three. Typical wireless tower structure is based on class two. This tower

is designed for the highest grade such as civil defense and critical infrastructure. It is based on the 2-22 standard.

- This standard increases load tolerances by 15% more than the standard tower, and has higher equipment loading capability for strength.
- When do you plan to build the tower? Construction is expected to start in November with completion in December 2017
- What concrete strength is used? Won't it be too cold? Concrete used is typically 5000 psi since the curing time is shorter than the 3000-4000 psi. The curing process was further explained and time frames.
- Where are existing towers and why not use existing towers? City Planner Abboud responded that there are many in various locations around the city and what is available is inadequate.
- How is the spacing and location on the tower between carriers determined? Clarification was provided on the vertical separation required between carriers and municipal antennae due to constraints of the municipal equipment.
- Is this the optimum spot for tower placement? Placing a tower on the spit will provide 360° coverage to include the harbor, and portions up into the city, up to the hills.
- Can you tell us what companies have expressed interest in this tower? Both AT&T and Verizon, along with GCI, have expressed interest in the site. They have applications from AT&T and Verizon.

There were no further questions and Chair Stead called for a motion.

BOS/VENUTI MOVED TO APPROVE CUP 17-07 FOR A 146 FOOT TALL COMMUNICATIONS TOWER AT 4300 FREIGHT DOCK ROAD WITH FINDINGS 1-11 AND CONDITIONS 1-3.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead called for a brief recess at 7:20 p.m. The meeting was called back to order at 7:25 p.m.

Plat Consideration

Pending Business

A. Staff Report 17-84, Comprehensive Plan Update, Chapter 6 Public Services and Facilities

City Planner Abboud reviewed the edits completed. He explained that within the Fire and Emergency Services on line 79-80 referred to Fire Code Enforcement, not planning related code enforcement.

The commission offered the following additional edits:

- Line 63-64 – “apparatus” should be plural, “apparatuses”
- Line 118 – remove “Due to low staffing”
- Line 124-126 – the commission questioned the receipt of a grant for this recently
- Line 131 – Public Safety Building Review Committee was formed in 2014
- Line 168-169 – City Planner Abboud is still trying to verify the percentages represented
- City Planner Abboud assured the commission that the formatting of the document will be done for the final draft
- Line 212, 215 and 256 – Concern expressed on what happens and if an incident occurs also the accuracy of the information represented in the section.
- Line 224 – Is this percentage accurate?
- Line 257 – Maintenance of 30 year old sewer treatment plant should be under Long Term Needs
- Line 281 remove “Implementation Strategies” since information is documenting the projects
- Line 283 – Remove the word “are” between “top five” and “found”
- Line 358 - should be “identify” not “identifying”
- Line 363 – has adopted a beach policy
- Line 438-439 – remove the loan payment from the budget figure use updated 2018 budget figure
- Line 452 – Amend to read “When economies tighten library use increases...” A discussion ensued on the necessity and purpose of the paragraph
- Line 452-456 – Move to Current Status section
- Line 460-463 – Feel good statement, not strategy – suggested content, “If projected demand continues to increase we will have to review our technology offerings, satellite, space considerations and staffing options.” Additional suggestion made was, “The City should (or will) evaluate options for provision of services into the future.” This would make it consistent with other sections of the document.
- Line 466-477 – Solicit input, could be removed but is good information
- Line 472 – Change community schools to community recreation
- Line 475 – Clarification on “transfer from other funds” was provided
- Line 483 – need to amend to read, “owned by the borough”
- Line 489 – remove the “w” at the end of “plastic”
- Line 531 – remove “type of” before “medical services”
- Line 558 – amend “provide” to “support” The City cannot provide but it can support high quality education
- Line 564 – “attendant loss” is a correct statement
- Line 565 – Suggested amendment, University of Alaska provides post-secondary education, continuing education, professional development and vocational training to Homer residents through the Kachemak Bay Campus and Kachemak Bay National Estuary Research Reserve.
- Line 567 – Clarification was requested to try to reflect a truer number of community service non-profits in Homer, there could be as many as 167 but there is no way to verify

that number is correct and reflects all active non-profits. The number of 50 is very conservative. Suggestions were made on who may have a list. Such as Foraker, The Homer Foundation, Guidestar, irs.gov –perform a search of non-profits in Homer, Alaska.

There was a brief discussion on referencing the issues with peak flow and record flow may be referenced in the implementation strategies; changing out the older sections of pipe referenced in Lines 229-230 and requested checking on the percentage shown on line 224 since the math doesn't quite add up.

New Business

Informational Materials

- A. City Manager's Report for October 9, 2017 City Council Meeting
- B. KPB Notice of Decision for Hodnik Subdivision Revised Preliminary Plat

Comments of the Audience

Comments of the Staff

Comments of the Commission

Commissioners Banks, Venuti had no comments.

Commissioner Bos announced his absence from the November and December meetings.

Commissioner Bernard had no comments.

Commissioner Bentz announced she will miss the December meeting and the meeting on November 15th if one is scheduled. She announced next Thursday, October 26, 2017 at 7:00 p.m. a meeting on coastal erosion and policy issues at the Islands and Ocean Visitor Center.

Commissioner Venuti noted the Pratt Museum will host the event, *Putting on the Ritz*, Saturday, October 21, 2017 and that is always a fun evening.

Commissioner Highland had no comments.

Chair Stead enjoyed his time coming back and being with everyone on the commission tonight.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:50 p.m. The next regular meeting is scheduled for Wednesday, November 1, 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: _____