

Session 18-01, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:30 p.m. on January 3, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

Approval of the Agenda

Chair Stead 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

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 December 6, 2017

Chair Stead 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 18-01, City Planner's report

City Planner Abboud reviewed the staff report. He requested volunteers for the City Council meetings in January and February.

January 8, 2018	Commissioner Highland
January 22, 2018	Commissioner Bos
February 12, 2018	Commissioner Bernard

Commissioner Bos congratulated the Planning Director on processing \$35 million dollars in permits in 2017.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report 18-02, Tsunami View No. 2 Preliminary Plat

Chair Stead requested City Planner Abboud to present his report to the Commission.

Gary Nelson, property owner and applicant, provided a brief history on the platting of this parcel and the previous platting attempt in 2015-2016.

Mr. Nelson read into the record a letter addressed to the City Manager copied to Public Works Director Carey Meyer dated January 3, 2018 regarding Trespass by the City of Homer Mid Hill PRV Access Stairway and Roadway on Parcel #17504016 152 Dehel Avenue Homer, Alaska 99603

Chair Stead opened the floor for Public Comment. Having no one in the public come forward he closed the public comment period noting that the Commission could ask questions of the staff present and applicant.

The commission requested clarification and commented on the following:

- Steepness of the parcel in question.
- Area where the parcel is flat
- Previous presentation presented to the commission
- Any requirements for the property owner to provide an easement to the City
- Modification of the recommendation to remove a comment
- Road Construction requirements
- Encroachment in relation to the easement
- City water and sewer services

The commission requested information from Public Works Director Meyer on the construction of the access outside the existing easement.

Chair Stead recommended that the commission discontinue the line of questioning and discussion relevant to comment number six and decide to include the comment in their recommendation to approve.

BOS/HIGHLAND – MOVED TO RECOMMEND ADOPTION OF STAFF REPORT 18-02 AND APPROVAL OF THE PRELIMINARY PLAT FOR TSUNAMI VIEW NO. 2 PRELIMINARY PLAT WITH COMMENTS 1-6

The commission discussed an amendment to comment #6, and City Planner Abboud reviewed the Preliminary Plat and noted changes that have been made since it was presented the first time and highlighted the requirements under City Code versus any agreements between the city and the property developer.

BANKS/BERNARD – MOVED TO AMEND THE MOTION TO DELETE COMMENT NUMBER SIX.

Discussion by the commission on comment number six ensued.

VOTE. YES. BANKS, BERNARD.

VOTE. NO. VENUTI, STEAD, BOS, BENTZ, HIGHLAND.

Motion to amend failed.

VOTE. (Main) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff Report 18-03, J. Waddell Survey Dierich Addition Lot 4B-3A 2018 Replat Preliminary Plat

City Planner Abboud provided a summary of his report to the commission.

There was no applicant present.

There was no public present for public comment on the action.

The commission

VENUTI/BOS – MOVED TO ADOPT STAFF REPORT 18-03 AND APPROVE THE PRELIMINARY PLAT FOR J. WADDELL SURVEY DIERICH ADDITION, LOT 4B-3A 2018 REPLAT PRELIMINARY PLAT WITH COMMENTS 1 AND 2.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

A. Staff Report 18-04, Election of Officers

The commission decided to vote by voice vote and if more than one person then ballot.

Chair Stead opened the floor for nominations of Vice Chair.

There was a brief discussion on the process to nominate and vote on the Vice Chair then the Chair and how long the current Chair and Vice Chair have held their positions.

Commissioner Highland nominated Commissioner Bos. Commissioner Venuti seconded the nomination.

Commissioner Banks nominated Commissioner Bentz. Commissioner Bernard seconded the nomination.

Commissioner Highland inquired about the ability of Commissioner Bentz to fill the office with her responsibilities of the Borough Planning Commission. Commissioner Bentz assured her there would be no issues.

Chair Stead closed the floor for nominations.

Commissioner Venuti questioned if each candidate wanted to serve in the role of Vice Chair.

Commissioner Bos and Bentz responded that they did. Commissioner Venuti recommended voting by ballot.

Deputy City Clerk Krause distributed ballots to the commissioners. Upon completion of voting she collected and tallied the votes. The results were as follows:

Commissioner Bentz – 4 votes

Commissioner Bos – 3 votes

Chair Stead congratulated Commissioner Bentz and passed the gavel over.

Vice Chair Bentz opened the floor for nominations of Chair.

Commissioner Bos nominated Commissioner Stead stating his reasons for the nomination. Commissioner Highland seconded the nomination.

Commissioner Stead stated he was willing to serve as Chair.

Commissioner Bernard nominated Commissioner Banks. Commissioner Banks stated he was not willing.

Vice Chair Bentz closed the floor for nominations calling for the vote in the manner previously decided.

Deputy City Clerk Krause collected and tallied votes. The results were as followed:

Commissioner Stead – 5 votes Commissioner Banks - 1 vote Write in – 1 vote

Commissioner Bos asked if the Clerk was going to shake up the seating.

Ms. Krause responded that if the Commissioners desired to relocate she would accommodate.

Commissioner Highland indicated that she had a preference not to move her seat.

B. Staff Report 18-05, Natural Hazards Planning

City Planner Abboud reviewed the materials included in the packet and a presented a preliminary plan to investigate other communities and their development plans, building codes, mitigation of possible scenarios.

Commissioners commented and discussed that there may not be a reasonable solution for this problem, and coming up with a recommendation other than not to allow building in areas such as this one of Mt. Augustine was the likely outcome; the commission noted the issues with water and sewer services for the properties also.

The commission agreed by consensus that any zoning regulations that are developed should apply to all similar areas of the city not just the Baycrest Subdivision.

City Planner Abboud noted that several worksessions will be conducted on this subject; and Geotechnical information is necessary.

Further discussion ensued on the extent of the specific issues; how the steep slope section in city code would apply; the buyer beware principle; what the responsibility and possible liability of the city; preventive versus remediation; and that hazards planning will take several meetings before completion.

C. 2018 Draft Land Allocation Plan - Memo from Julie Engebretsen, Deputy City Planner

City Planner Abboud reviewed the process for the commission and commented on some of the lease or properties available for lease.

A discussion on prior recommendations for certain parcels in the plan; if the land would ever be offered for sale that is currently leased; clarification on what would happen if the spit was private instead of public land; the aspects of having a working harbor; difference in actual value versus assessed value of city owned land.

Chair Stead read the requested action from the commission.

HIGHLAND/VENUTI MOVED TO RECOMMEND CITY COUNCIL DESIGNATE THE PARCELS #17717706 AND #17717707 ON PAGE C-15 OF THE PLAN AS OPEN SPACE.

A brief discussion ensued on prior recommendations, better to get off the city's responsibility.

VOTE. YES. HIGHLAND, BENTZ, BERNARD, STEAD, VENUTI, BANKS

VOTE. NO. BOS

Motion carried.

BOS/BENTZ MOVED TO RECOMMEND COUNCIL GIFT THE PARCELS #17715402 AND 17715403 TO THE PROPERTY OWNER TO THE SOUTH TO GET THEM BACK ON THE TAX ROLLS.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HIGHLAND/ BOS - MOVED TO SUPPORT THE LEASE COMMITTEE RECOMMENDATIONS TO MAKE LOT 11 AVAILABLE FOR LEASE AND INCLUDE THE FOLLOWING INFORMATION ON EACH APPLICABLE LOT, "PRIOR TO A LONG TERM LEASE THE SITE IS APPRAISED. THE APPRAISED LEASE RATES FOR UPLANDS IS APPROXIMATELY \$0.90 PER SQUARE PER ANNUM. LEASE RATES VARY CONTACT THE HARBOR OFFICE AT 907-235-3160".

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

A. City Manager's Reports for the December 11, 2017 City Council Meeting

Commissioner Highland inquired about the subdivision agreement and connecting to services.

City Planner Abboud provided clarification and that if left vacant they do not have to hook up but if improved they do.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Highland commented that she likes to see the contour lines on the preliminary plat to show steepness.

City Planner Abboud explained when those were used and that they are not shown on the final, public works reviews these. But it would be noted on the plat.

Commissioner Highland also inquired about operating drones in city limits and noted that aircraft is supposed to be over 1000 feet above the city.

City Planner Abboud responded that she needed to check with the FAA regarding the regulations but he knew that you were required to have a license to operate a drone within a certain distance of airports.

Commissioner Bentz inquired about the status of the Draft Comprehensive Plan.

City Planner Abboud responded that they will see the draft at the January 17, 2018 regular meeting. There are still some formatting issues he is working out and some sections are being finalized by the Planning department and Borough getting some reciprocal outreach. They will be scheduling an Open House and as many opportunities for public input on the city's comprehensive plan.

Commissioner Bentz provided information on the release of the Borough Comprehensive Plan and expressed dismay at not getting input on the Planning Commission level. She recommended to the Borough that they attend the Council meeting so that it is advertised on the radio for the community. Commissioner Bentz she wanted this commission aware of the roll out plan for the Comp Plan.

City Planner Abboud informed the commission on some items from the last time the plan was reviewed.

Commissioner Bentz also announced the March Science conference and that there will be a panel on science and policy.

Commissioner Bernard asked if they will get to see the comp plan before release to the public.

City Planner Abboud responded that they will see the final draft and make a recommendation to council when finalized.

Commissioner Bos stated it was a great meeting, congratulated the new officers and Happy New Year.

Commissioner Venuti had no comments.

Commissioner Banks commented it was nice to see a full commission and echoed some of Commissioner Highland's desire in showing the average slopes put on the lots, as that is what triggers the steep slopes applicability.

Chair Stead stated it was good meeting and it will be a fun when they start getting into these natural disaster things.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:29 p.m. The next regular meeting is scheduled for Wednesday, JANUARY 17, 2018 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession scheduled at 5:30 p.m. prior to the meeting.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

Approved: _____