

Session 18-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:34 p.m. on February 21, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK KRAUSE

The commission met in worksession at 5:30 p.m. prior to the regular meeting on the draft Kenai Peninsula Borough Comprehensive Plan.

Approval of the Agenda

Chair Stead called for a motion to approve the agenda.

BENTZ/BOS - 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 February 7, 2018

Chair Stead requested a motion to approve the consent agenda.

HIGHLAND/VENUTI - SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

A. Kenai Peninsula Borough (KPB) Planner Bruce Wall – KPB Comprehensive Plan 2018 Update

Borough Planner Bruce Wall provided a summary of the draft Kenai Peninsula Borough Comprehensive Plan, noting it would be available for review and comment by the public until March 31, 2018. He stated that a final draft will be presented to the Borough Planning Commission in May/June with final draft going before the Assembly in July/August. The Borough has done significant amount of public outreach in other areas of the peninsula but will be having a community workshop at McNeil Canyon School on March 2, 2018. The public is welcome and bring their ideas. There is copies of the draft and executive summary on the table in the lobby and will be available at the Borough annex building.

REPORTS

A. Staff Report 18-07, **City Planner's report**

City Planner Abboud reviewed his report and noted that the reconsideration of the ordinance on Employee Occupied RV in the Marine Commercial District failed with discussion. He reported that he learned new terminology for sharing the road, and that is *sharrow*.

City Planner Abboud reported that Councilmember Aderhold agreed to sponsor the Retail Marijuana in Marine Commercial Ordinance and that an Open House will be held on March 1, 2018 in Council Chambers starting at 4:30 p.m.

Commissioner Highland inquired if the commissioners are required to be at the Open House.

City Planner Abboud noted that not more than 3 of them can attend since he did not advertise it as such. Commissioner Bernard expressed an interest in attending.

PUBLIC HEARINGS

A. Staff Report 18-11, Conditional Use Permit 2018-01, to expand an existing gas station, including adding an automobile fueling canopy, at 94 Sterling Highway

City Planner Abboud summarized his report, approaching the map displayed for the commission, he pointed out the location of the property in question. He noted the changes and existing conditions and staff recommendations.

**David Webb, applicant's representative, introduced himself as the new Terminal Manager,** provided information that the additional pumps are to service the increase in business and was available to answer any questions the commission may have.

Chair Stead opened the Public Hearing. Upon having no public come forward to provide testimony the public hearing was closed.

Chair Stead opened the floor for questions of staff and the applicant by the Commission.

Commissioner Highland requested clarification on page 2 of the CUP application in the packet that indicated a *“riparian zone behind the main building and the underground and culverted Woodard Creek.”*

City Planner Abboud reviewed the portion in question and determined it was a left over information from a previous applicant on a separate CUP and was not applicable to the CUP 18-01 before the commission tonight.

Commissioner Bernard inquired of the applicant if the new pumps were going to be designated for large vehicles such as trucks with boats **and RV's**.

Mr. Webb responded that there will be pumps designated strictly for larger vehicles using diesel fuel, this will free up the front main pumps and get rid of the congestion of traffic at the front of the store.

Commissioner Venuti inquired about the underground tanks and inspection of said tanks.

Mr. Webb responded about the scheduled and periodic testing protocols that are followed for testing tanks and that additional tanks will be installed.

Commissioner Banks inquired about the spill containment protocol from dispensers.

Mr. Webb responded that generally it was oil water separators but this plan he has not reviewed completely since he only arrived in Homer, but would provide a copy if needed.

Commissioner Banks asked if there was a city code that the applicant had to meet.

City Planner Abboud noted that the city does not have specific requirements and this is highly regulated and signed off from the Fire Marshall inspection.

BOS/VENUTI - MOVED TO ADOPT STAFF REPORT 18-11 CONDITIONAL USE PERMIT 18-01 TO EXPAND AN EXISTING GAS STATION INCLUDING ADDING AN AUTOMOBILE FUELING CANOPY AT 94 STERLING HIGHWAY WITH FINDINGS 1-10 AND CONDITIONS 1 AND 2

There was discussion regarding if special conditions to address aesthetics of the site could be added.

Commissioner Highland requested a brief recess to consult and formulate an appropriate motion to define a special condition.

Chair Stead called for a five minute recess at 7:03 p.m. The meeting was called back to order at 7:09 p.m.

Commissioner Highland after consultation removed her intent of putting forth a special condition.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### PLAT CONSIDERATION

A. Staff Report 18-12, **Bunnell's Subd. No. 17**, 2018 Replat Preliminary Plat

City Planner Abboud reviewed the report for the commission. He noted that the outcome of this plat will dedicate a portion of Spruceview that is not currently dedicated. This exchange will allow for a larger dedicated park area.

Chair Stead invited the applicant to provide his presentation to the commission.

Kenton Bloom, surveyor and working with the family and estate, provided information on the history of the project and the benefits to the area and the community.

Chair Stead opened the public comment period. Upon having no one in the audience come forward he closed the public comment period.

Chair Stead opened the floor for questions of staff and applicant from the commission.

Commissioner Bernard inquired if there was knowledge of the future plans for the mentioned park and if it was typical for the Parks and Recreation Commission to review this type of action prior to the Planning Commission and what the outcome was.

City Planner Abboud did not believe there was any definite plans in place at this time. This is in relation to the Woodard Creek Plan and he has not been a part of that project discussion but this represent a win-win situation. He did not have the results from the recent Parks meeting.

VENUTI/BANKS - MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT TO RECONFIGURE LOT LINES AND DEDICATE A PORTION OF SPRUCEVIEW AVENUE WITH THE FOLLOWING COMMENTS:

1. PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND

DESIGNATION (IF ANY). PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL, STATE AND FEDERAL PERMITS.

2. PROVIDE THE APPROPRIATE CURVE RETURN ON THE NORTHERN INTERSECTION CORNER OF SPRUCEVIEW AND BARTLETT STREET (20')

There was a brief comments on the proposed project, the different entities that worked together to bring the project forward, it was a generous donation to the city and it was not necessary to include the non-conforming status comment in the motion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Reports for the February 12, 2018 City Council Meeting

Chair Stead encouraged everyone to read the information.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud commented that it was nice to have Mr. Wall come down and speak on the **Borough Comprehensive Plan and hear the public comments. He is encouraged on the City's Comprehensive Plan and believes they are doing well, and will continue to work on that.**

Deputy City Clerk Krause reported that the Parks and Recreation Commission did review the Woodard Park Land proposal and approved it last week and that their recommendation will be forthcoming. The Commission will be working on a park plan in the future for this land.

COMMENTS OF THE COMMISSION

Commissioner Banks had no comments.

Commissioner Venuti commented that he preferred the process of updating their comp plan line by line as the commission is involved throughout the process. The Borough Planning Commission has had two presentations one was an initial introduction by Agnew Beck and one just recently. There is not that close working relationship with the Consultant and the Borough Planning

Commission. He understands somewhat due to the large area of the Borough but there has been little input from the Borough Planning Commission in their process so he appreciates how they do it. He is learning all the time and finds he makes better decisions when he listens.

Commissioner Bentz informed the commission of the upcoming Kachemak Bay Science Conference, March 7-10, 2018 and encouraged the Commissioners to attend. She noted that Julie Engebretsen will be presenting on how science is incorporated into planning, specifically with the Bridge Creek Watershed District at the conference. It is more geared to a community audience and there are a number of presentations and sessions.

**Commissioner Bernard requested the attachments to the City Manager's reports** in their packets.

Commissioner Bos commented that he thought they would be included this time in the packet since he requested the attachments at the last meeting. It was nice seeing a bunch of people in the audience and he does not recall seeing so many when they were putting the comp plan together last time. He was surprised to see so much activity on social meeting about the comp plan. Good meeting, welcome back everybody.

Commissioner Highland commented that they did not have much participation on their comp plan so the social media probably **was about the Borough's Comp Plan** so they need to work on Social Media to encourage more participation on theirs.

A brief discussion ensued on how it could be put on Facebook next time.

City Planner Abboud announced the Public Meeting on developing CARTS, March 5, 2018 from 4-6:00 p.m. He fielded a few questions regarding the use and the nuances of the program and that it can be used by everyone and he did not believe it was income based but the vouchers would be limited. This would be a service to get a ride home from the hospital or doctor, there are restrictions on use such as Monday-Friday. The cost is less than a cab ride.

Commissioner Highland requested clarification on the income requirements and accessibility requirements and that a cab company was providing this service.

City Planner Abboud explained that the contract ended and it had to be redefined.

Commissioner Highland offered comments on the expense of the program and limitations and that it did not make sense to make it available to all residents. She would like to have the commission consider aesthetics in the Community Design at a future date.

Chair Stead commented that he would be attending the next City Council meeting on February 26<sup>th</sup> **reporting on the Commission's work; the next meeting is March 7<sup>th</sup>** and he will be there and will be missing the March 21<sup>st</sup> meeting.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:44 p.m. The next regular meeting is scheduled for Wednesday, March 7, 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.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK I

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