

Session 18-06, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Vice Chair Syverine Bentz at 6:30 p.m. on March 21, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, BOS, BENTZ, AND VENUTI

ABSENT: COMMISSIONERS STEAD, BERNARD, BANKS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE

Approval of the Agenda

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

BOS/HIGHLAND - 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 March 7, 2018
- B. Decisions and findings CUP 2018-01, 94 Sterling Highway
- C. Decisions and findings CUP 2018-02, 302 E Pioneer Ave
- D. **Barnett's South Slope Subdivision Quiet Creek Park Time Extension Request KPB File 2014-16**

Vice Chair Bentz requested a motion to approve the consent agenda containing the minutes of March 7, 2018, Decisions and Findings for CUP 2018-01 and 2018-02 and the Request for Time Extension for Barnett's South Slope Subdivision Quiet Creek Park.

HIGHLAND/BOS – MOVED TO ADOPT THE CONSENT AGENDA AS READ.

There was a brief discussion on the Decision and Findings for CUP 2018-02 that was included in the packet was missing a page. The corrected copy was included in the supplemental packet.

HIGHLAND/VENUTI MOVED TO AMEND THE MOTION TO REPLACE THE DECISIONS AND FINDINGS FOR CUP 2018-02 WITH PAGES 3-7 OF THE LAYDOWN PACKET.

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report 18-15, **City Planner's report**

City Planner Abboud reviewed his report and noted that an Ordinance was introduced limiting the RV parking to six months and he believed that this would be referred to the commission.

City Planner Abboud reviewed the following:

- Disbanding the Cannabis Advisory Commission
- Provided backup in response to commissioner query on precedence on reduced setbacks
- Provided information on some questions posed on the comprehensive plan regarding "spot zoning" and delineating districts
- Requested volunteers for the April 23rd Council meeting

There was a brief discussion on the standards or requirements for the recreational vehicles on the spit.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

A. Staff Report 18-16, Draft Comprehensive Plan comments and analysis

City Planner Abboud reviewed the issues brought forward by the public received so far. He requested questions or concerns from the commission so they can be addressed before the Public Hearing. He noted that a land use table guide has been included however he did not have it updated to include the marijuana.

Some of the items discussed were as follows:

- Colors

- Permitted uses
- Differences between districts
- Walkability
 - o Distance and organic development of the city
 - o Turn lanes
 - o Truck Routes
- Beluga Lake
 - o Authority is under the state
 - o Designated as a float plane lake
 - Helicopters are allowed in this area
 - Increased use is not necessarily addressed by the city
- Issues regarding zoning changes or designations
 - o Designating the residential sections in the outlying areas
- Definitions
 - o Identifying zones and what is expected within the district
- Suggested change in GC1 district
 - o Car lots
 - o Minimal to no response from affected property owners
 - o Personal invitations to the recent open house on the plan
- Labeling the proposed map and putting in landmarks

Commissioner Highland inquired if City Planner Abboud was able to respond to the points and questions presented by Mr. Griswold.

City Planner Abboud responded that some of those questions posed were not relative to the Comprehensive Plan or have been addressed in the past extensively. He added that they are not rezoning the area at this time but there is nothing limiting anyone from requesting that change. It just opens the opportunity for someone.

Additional discussion on the following was entertained:

- Changing zoning only if it is expansion of existing zone and publically vetted
- Buffers and possible regulations
- Noting the changes in the areas around the hospital
- Adding to GC-1 in the future and options available to allow for growth
- Development plans trigger requirements on the property
- Additional regulations can be developed to require more environment sensitivity in the Stormwater or green infrastructure
- Parking and a medical district
- Railroad and removing that use from RR1

Vice Chair Bentz requested a summary of what a medical district looked like in the past or could look like in regards to the comment received at the next meeting.

City Planner Abboud responded that at this point they could put those values in the appendix and briefly commented on parking issues in the area of the hospital.

INFORMATIONAL MATERIALS

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

City Planner Abboud responded to the item of the drainage issue on Baycrest at the request of Commissioner Highland and stated that the commission will have

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Highland and Vice Chair Bentz had no comments.

Commissioner Bos requested the Planning Department to look into the property on the Spit where there was a campground but the land has been eroded away and garbage rolling up and down the beach. He suggested that the city buy the property to alleviate the situation.

Commissioner Venuti queried the status of the Aspen Suite project and wanted to know if the relationship between the city and Mr. Griswold could be in any way improved.

City Planner Abboud responded that the Aspen Suite closed the deal on the property recently and will be starting soon with the project; it is projected to be completed by 2019. Then he responded on the inability to figure out how to rectify the situation since Mr. Griswold refuses to come in and sit down and discuss his issues and concerns.

City Planner Abboud provided a brief accounting of his attempts to respond to Mr. Griswold's concerns and requests and the ensuing outcomes of those attempts.

ADJOURN

There being no further business to come before the Commission, Vice Chair Bentz adjourned the meeting at 7:49 p.m. The next regular meeting is scheduled for Wednesday, April 4, 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: _____