

Session 18-08, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:32 p.m. on May 2, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: COMMISSIONERS BENTZ, BERNARD (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

Approval of the Agenda

Chair Stead 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 April 18, 2018

Chair Stead requested a motion to approve the consent agenda.

BOS/HIGHLAND SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

A. Staff Report 18-23, **City Planner's Report**

City Planner Abboud reviewed the staff report. He noted that he just returned after almost two weeks out of the office. He will provide a report on his experience from the conference in New Orleans for the next meeting.

City Planner Abboud reminded the Commission about the Community Clean up event on May 5, 2018 Rain or Shine and he will be there throwing trash bags into the dumpster.

PUBLIC HEARINGS

PLAT CONSIDERATION

A. Staff Report 18-24, Forest Glen Subdivision 2018 Replat Preliminary Plat

City Planner Abboud referred to the aerial view displayed behind them and that the street has been renamed at the request of the Borough. He reviewed the report and reported that the plat meets all requirements and that Public Works had no comment and Staff recommended approval.

Kenton Bloom, city resident and applicant reported that he did send a revised plat to the Planning Department this afternoon showing that the property will be divided into two parcels instead of three. He is not sure why they do not have that in front of them and he wanted full disclosure since the City Planner did not mention that fact.

City Planner Abboud confirmed that yes they did receive it and it would then make the new parcel roughly 1.2 acres.

Mr. Bloom agreed and stated that he was available for any questions the Commission may have.

Commissioner Venuti questioned the revised plat shows the two lots since they only have the original plat showing three lots.

Mr. Bloom responded that the plat is the same, there was only a proposed lot line deleted.

Commissioner Banks questioned the effort to reduce the congestion and asked about potential entrances from the new lot onto the highway.

Mr. Bloom responded that at this time there was no intent to construct a driveway onto the highway but he cannot speak to what could happen in the future. The Highway department will have this before them and they will be the ones to create the note.

Chair Stead noted on the record that they skipped over the Public Comment period however there was no one in the audience to provide comment.

BOS/BANKS MOVED TO RECOMMEND APPROVAL OF THE FOREST GLEN SUBDIVISION 2018 REPLAT PRELIMINARY PLAT.

Commissioner Bos stated that it looks pretty simple although they do not have any visual drawing before them for the revised plat.

Commissioner Banks offered a suggestion that they amend the motion to acknowledge that they are approving the plat based on a verbal description so that it is clear.

BANKS/BOS MOVED TO AMEND THE MOTION TO STATE AFTER THE WORD “SUBDIVISION” INSERT “REVISED PLAT SHOWING TWO LOTS AS VERBALLY DESCRIBED BY THE APPLICANT.”

City Planner Abboud recommended being more specific **by stating, “Eliminating the lot line between 1-A-2 and 1-A-3 to make one lot.”**

Commissioner Highland requested clarification that the lot would then be referred to as 1-A-2.

City Planner Abboud responded that it would be combined and then be referred to as one lot 1-A-2.

BANKS/VENUTI MOVED TO AMEND THE MOTION TO REFLECT THE LANGUAGE “BY REMOVING THE LOT LINE BETWEEN 1-A-2 AND 1-A-3”

Chair Stead read the amendment and clarified what the commission would be voting on.

VOTE. (Secondary Amendment) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead restated the motion as amended:

MOVED TO AMEND THE MOTION BY INSERTING THE WORDS “REMOVING THE LOT LINE BETWEEN LOT 1-A-2 AND LOT 1-A-3 AS VERBALLY DESCRIBED BY THE APPLICANT” AFTER THE PHRASE “REVISED PLAT”

There was no further discussion.

VOTE.(Primary Amendment) NON-OBJECTION. UANIMOUS CONSENT.

Motion carried.

Chair Stead restated the main motion as amended:

MOVED TO RECOMMEND APPROVAL OF THE FOREST GLEN SUBDIVISION REVISED PLAT REMOVING THE LOT LINE BETWEEN LOT A-1-2 AND LOT A-1-3 AS VERBALLY DESCRIBED BY THE APPLICANT 2018 REPLAT PRELIMINARY PLAT

There was no additional discussion.

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

Motion carried.

PENDING BUSINESS

A. Staff Report 18-25, Draft Comprehensive Plan

City Planner Abboud reviewed the desired actions requested by Staff:

- Make a motion to include a **“hospital zone”** on the Land Use Recommendations Map
- Make a motion to add an implementation item on pages 4-10 of the draft plan, 1-B-7 **“Consider neighborhood planning around the hospital for centralized expansion of medical services.”**
- Make a motion to include or remove the proposed GC1 district within the CBD

It was discussed that the term hospital zone is just a reference and medical services or district may be more appropriate.

VENUTI/BANKS MOVED TO INCLUDE A MEDICAL ZONE IN THE LAND USE RECOMMENDATIONS MAP

Discussion included research on what it should be properly called such as medical services district or zone; that it should be defined better since it does include several homes; the Planning department is in discussion with two of the residents; this will be added to the map and brought back to commission for further discussion.

City Planner Abboud stated that the proposed district would be defined and the commission would have this brought back before them at a later date.

Further discussion on the existing businesses in the area in question and extending the area to address from Karen Hornaday Park, Dehle, Main Street, and Fairview. There is a conundrum with parking lots in the area with the progress. Once determined there will be a neighborhood meeting.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead inquired if any of the commissioners had alternate wording for the implementation table. There were none.

BOS/BANKS MOVED TO ADD “CONSIDER NEIGHBORHOOD PLANNING AROUND THE HOSPITAL FOR THE CENTRALIZED EXPANSION OF MEDICAL SERVICES TO THE IMPLEMENTATION ITEM ON PAGES 4-10

There was a brief discussion on clarification of the information included in the motion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Stead noted that they are at the request to include or remove GC1 within the CBD.

City Planner Abboud provided some clarification on the intent to include GC1 within the CBD and elaborated on the response of the courts in this type of issue. He noted that the decision was in the **Commission’s hand stating that they can revert to something similar or modified version.**

Commissioner Highland noted that most comments she could recall was car lots and would the existing businesses such as Spenards or Ulmer's be allowed in the CBD.

City Planner Abboud stated not as they are now.

Commissioner Highland further commented that she would feel comfortable with a mixed use district including items that would be acceptable to the public and removing those items that would be opposed otherwise believes that it should be voted down and leave it as is.

Commissioner Bos suggested including GC1 within the CBD. The comments received in opposition of car lots, those are running cars, not junk yards; some of these properties that are listed as CBD if listed as GC1 would be conforming; comments of their properties being devalued he is in disagreement as currently all the neighboring properties are being devalued, but what is frustrating is that situation is not dealt with and he believes the city could use more GC1. If they are considering a medical district they should consider this too.

Commissioner Banks commented that the public brought forward the idea of a hospital zone whereas this was proposed by staff and almost unanimously opposed by everyone who came to testify. He was concerned about putting the recommendation on the map with the public opposition that provides little benefit at this time.

Commissioner Venuti commented that it may not be the time to implement the change and that they should consider it during the next update. He also recited the comment on a walkable concept.

Chair Stead commented that CBD is a huge district that does not reflect what commonly known as a central business district. It has an exceptionally large amount of undeveloped land whereas CG1 is a narrow strip of land that borders Ocean Drive which is connected to Lake Street and rezoning that area creates the ability for growth. He noted examples of land availability in GC1 versus CBD. He believed it was appropriate and even could be expanded. It made sense to him to convert this area to GC1. He would leave it as a consideration for the future since that is what the Comp Plan is and that maybe they will see some infill and more businesses come to town.

Commissioner Bos further commented that if no one is asking for this then he could agree with Commissioner Banks he also inquired if anyone could offer a more appropriate area to offer CG1. He believed that this was asked for and requested clarification from City Planner Abboud.

City Planner Abboud stated they did several years ago and it started with laydown yards, the staff report noted that it would be opposed and did not suggest that they unilaterally change the zoning but a petition could be started. He believed that this area was the best since it was it someway connected. It is walkable, sidewalks are there and it is connected. Another alternative is Greatland but it may not be the best time. It is called Central Business District and Downtown Mixed is essentially Central Business District referring to a page in the Comprehensive Plan. He noted that the commission could discuss the options and commented on a few aspects of districts such as larger parking lots.

Commissioner Bos noted that just because it goes into the comp plan doesn't mean it is going to happen.

Commissioner Highland brought up East End Mixed Use and people can go there, she commented on Main Street where they have uses that are not CBD.

Commissioner Highland noted that East End Mixed Use is large and allows GC1, she does not want to see car lots, manufacturing, auto repair, etc. in that area. She noted that they are also missing two commissioners. Any interested businesses can go there.

Chair Stead noted that they do have limitations in the East End Mixed Use District with residential areas in the south and Kachemak City taking up most of the northern portion. It is an interesting point.

Commissioner Banks pointed out additional uses such as farming and industrial and requested clarification on the uses of GC1 is allowed in East End Mixed.

City Planner Abboud responded that he would have to review that but believed Commissioner Highland was correct.

Commissioner Banks further commented on creating controversy over the lack of Public support for this inclusion.

VENUTI/HIGHLAND MOVED TO POSTPONE A DECISION ON THIS ITEM UNTIL A FULL COMMISSION PRESENT.

Discussion ensued on making this open ended and requiring the presence of a full commission.

BANKS/VENUTI MOVED TO AMEND THE MOTION DELETING THE WORDS "A FULL COMMISSION" AND INSERTING, "THE NEXT **MEETING**"

This will move this to the agenda and they can discuss or postpone. There was a brief discussion on postponing an item twice. That this was just an idea and there was not many areas and chances to do this. Commissioner Bos noted that he will not be at the next meeting and neither will Commissioner Bernard.

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

Motion carried.

There was no further discussion.

Chair Stead read the amended motion into the record:

MOVED TO POSTPONE A DECISION ON THIS ITEM UNTIL THE NEXT MEETING.

VOTE. (Main) YES. HIGHLAND, VENUTI
NO. BOS, BANKS, STEAD

Motion failed.

HIGHLAND MOVED TO REMOVE GC1 DISTRICT FROM WITHIN THE CBD.

The motion died for lack of a second.

Chair Stead inquired if Commissioner Banks would like to restate the motion after Commissioner Banks declared he did not offer a second as it was not specific enough on where it was being removed from.

Chair Stead called for a brief recess at 7:40 p.m. The meeting was called back to order at 7:45 p.m.

Discussion continued on changing the area within the CBD to GC1 to allow specific uses and the possible actions of the commission in the future with zoning requirements may necessitate declaring a conflict of interest when initiating zoning, creating an overlay district which is more restrictive and not recommended by Staff but creating a new district such as GC3 or Lake Street Mixed Use District and putting in the requirements; provide the outline of what they would like to see and not see in the appendix.

City Planner Abboud responded that it could be accomplished and recalled the steps he took that led up to the problem they have been discussing tonight.

Commissioners liked the idea of a mixed use district and staff bringing back a description that would assist the Commission in making a decision on the recommendation for the land use map and bringing back reasons to support the zoning changes.

Chair Stead stated they still have a request from staff to either keep it or remove it but the Commission has asked staff to come back with a redefined map.

Chair Stead then stated that they have the last issue before them of Green Infrastructure.

City Planner Abboud stated that they have a substantial amount of recommendations and believed that they have this ground covered. He did not believe they needed to add more.

There was a brief discussion on the differences between Green Infrastructure and Green Architecture.

City Planner Abboud requested the commission to request additional information for the implementation table or the comp plan if they did not see it but he felt they had pretty much covered it.

Commissioner Banks inquired about new information that was shared by Commissioner Bentz.

City Planner Abboud stated that he was provided a link to information that he actually brought and provided to Commissioner Highland. It was a study guide that was provided at the Conference.

A brief discussion ensued on the information and that the action requested from staff was for the commission to add new items, sending links to the commission so that they have the information; needing to finish the plan and get it published; the map is not usable to make policy from; they need better data to refine.

City Planner Abboud is working on a grant to provide better mapping.

Commissioner Highland would like to postpone discussion until Commissioner Bentz is present since this is her area of expertise.

Chair Stead redirected the Commission to make recommendation on the implementation table.

A discussion evolved on the topic of green infrastructure.

Chair Stead noted the request from staff was to add additional items if desired to the meeting and that he agreed with staff that they currently had adequate items on the implementation table.

Commissioner Banks stated that they have not discussed this since he has been a member of the commission he confirmed the dates of the map on A8 with City Planner Abboud, he has reviewed the chart and did not find anything lacking and that they can request items to be on agenda at future meetings to solidify and other than that it would be nice to have more current maps to show the erosion and the resolution of the maps could be better.

Commissioner Highland acknowledged that Mr. Baird has updated the coastline map for erosion and requested confirmation from the City Planner that this was the latest map since he gave them a presentation recently.

City Planner Abboud responded that this was updated from 2008 and he is pretty sure that it is the most current but will double check he also noted that this map is not relative to green infrastructure it just shows erosion.

Commissioner Highland requested that they postpone further discussion on item number 4 until the next meeting.

Chair Stead reiterated that the commission was requested to provide additional wording for any additional implementation items and if the commission did not have that then they should move on. They need to keep moving forward.

City Planner Abboud encouraged Commissioner Highland to come into the office to speak to them if she finds additional items to add.

Commissioner Highland explained that she did not want to rush since they are getting to the end and understands that they are going to have plenty on their next meeting agenda but feels that since Commissioner Bentz has expertise in this field she did not think it was too much to ask for postponement. She did acknowledge that she did have a lot on her plate and did not fully do her homework on this subject.

Commissioner Bos stated that he felt it was very thorough and once Commissioner Highland reads through the section she will find that it covers things quite well.

There was no further discussion.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Reports for the March 27, 2018 City Council Meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud had no comments.

Deputy City Clerk Krause commented it was nice to be back.

COMMENTS OF THE COMMISSION

Commissioner Highland commented that she has had many complaints on the Lillian Walli Estates with regards to the clear-cutting. Commissioner Highland noted that when she responds to the complaints with the answers she has from the zoning and ordinances they give her a look like, "That is all you got?" She would like to address the issue of clear cutting and timeliness of when a person is going to develop property. Commissioner Highland remarked that there are possibly some things missing from their code like allowing general clear cutting. This has happened on Hohe Street, where there are two levels of **parking there...She would like the commission to address environmentally sensitive values and** more thoughtful ordinances and zoning around nature and natural development. She would like these items on a future agenda for discussion. The second request is to have the City Planner and staff to address or have a conversation with Safeway to do landscaping in front of the store similar to the back of store and to do some beautification. So she would like to have that item on the agenda. Thank you for your patience.

City Planner Abboud commented that there was a position our east at the conference was called a tree warden and that is what it takes to do something like this and Safeway is restricted to any future endeavor by the current code.

Commissioner Bos commented that there is a possibility that he will not be in attendance at the next meeting.

Commissioner Banks commented another fun meeting. He questioned how agenda items can be put forward by a member of the commission and then actually show up on the agenda.

Commissioner Venuti thanked Commissioner Highland noting she brought up some interesting items for discussion.

Chair Stead provided the information for Commissioner Banks on how to request items to be on the agenda and that is at a meeting, contacting the chair and or staff. He noted that the meeting was interesting they did get stuck on a few items but that was okay. He requested clarification from the Clerk when they have Elections next.

Deputy City Clerk Krause responded that elections for Chair and Vice Chair are in August.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:35p.m. The next regular meeting is scheduled for Wednesday, May 16, 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: _____