

Session 18-11 a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on June 20, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBOUD
CITY CLERK JACOBSEN

Chair Stead asked for a 10 minute recess at 6:32 to allow the Commission time to review the laydown information provided regarding-

- CUP 18-07 at 3781 Heath Street- written comments from Sue Finney, Frank Griswold, and city documents related to a 1988 variance involving the subject property.
- CUP 18-06 at 1170 Lakeshore Drive - Bay View Subdivision Northwind 2017 Replat.

The meeting resumed at 6:40 p.m.

Approval of Agenda

Chair Stead asked 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 June 6, 2018

Chair Stead asked for a motion to adopt the consent agenda.

HIGHLAND/BENTZ SO MOVED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Presentations

Reports

A. Staff Report PL 18-38 City Planner's Report

City Planner Abboud reviewed the staff report included in the packet.

Upcoming commissioner attendance at City Council meetings was updated to include Commissioner Bernard on June 25th, Commissioner Bos on July 23rd, and Commissioner Highland on August 27th.

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 18-40, CUP 18-07 for a reduction of the right-of-way setback at 3781 Heath Street

City Planner Abboud explained that information from 1988 regarding a variance on this property came into the office earlier in the day. He contacted the City Attorney who needs time to review and evaluation the information, and he requested the Commission hold the public hearing as scheduled, not close the public hearing, and then postpone this item to the next agenda. He then reviewed the staff report.

The applicant was in attendance and said he had no comments at this time.

Chair Stead opened the public hearing and there were no public comments.

VENUTI/BENTZ MOVED TO POSTPONE THIS CUP UNTIL THE SETBACKS ARE REVIEWED BY LEGAL.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report 18-39, CUP 18-06 for more than one building containing a permitted principal use on a lot and for a multiple-family dwelling at 1170 Lakeshore Drive

City Planner Abboud reviewed the staff report.

Kenton Bloom, project surveyor, noted the packet information explaining they tried to show the open space data. He noted they preserved the lake front, kept everything on the perimeter, and tried to minimize the footprint with low impact design modeling.

Chair Stead opened the public hearing. There were no comments and the hearing was closed.

There were questions regarding Fire Marshall review, easements from Enstar that were shown on the plat, and Public Works comment on initiating community water/sewer design.

City Planner Abboud commented that the applicant will be asked to provide evidence on what is reviewed and what does not require review from the Fire Marshall. Regarding community water/sewer design, the time line depends on how complicated it is, but a design will have to be approved before he can issue a permit.

Mr. Bloom commented that Enstar probably wanted to make sure the easement was shown in the documents. He doesn't anticipate it will impact the waste disposal.

VENUTI/BOS MOVED TO APPROVE STAFF REPORT PL 18-39 AND CUP 18-06 FOR MORE THAN ONE BUILDING CONTAINING A PERMITTED PRINCIPAL USE ON A LOT AND FOR A MULTIPLE-FAMILY DWELLING AT 1170 LAKESHORE DRIVE WITH STAFF FINDINGS 1 THROUGH 10 AND CONDITION 1.

There were comments in support of the project and in appreciation of the drawings and graphics provided.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

Pending Business

A. Staff Report 18-21, Comprehensive Plan

City Planner Abboud reviewed the staff report, and noted the discussion during the worksession.

BENTZ/BANKS MOVED TO INCLUDE APPENDIX A AS PRESENTED FOR THE PLAN WITH THE EXCEPTION TO STRIKE OUT THE CBD SECTION ON APPENDIX A, A-4 PAGE 76 OF OUR PACKET.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

BENTZ/VENUTI MOVED TO MOVE THE PLAN TO FINAL PUBLIC HEARING PRIOR TO COUNCIL REVIEW.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

New Business

Informational Materials

A. City Manager's Report June 11, 2018

Comments of the Audience

Comments of Staff

City Planner Abboud hopes everyone enjoys the holiday.

Comments of the Commission

Commissioner Highland confirmed the next meeting is July 18th.

Commissioner Bentz appreciated the worksession today, that format for discussion of planning issues is helpful for her. She commented regarding the Borough Planning Commission meeting of June 11th. The Plat Committee approved three preliminary plats and one final plat. They approved vacation of a right-of-way and associated utility easements in the City of Kenai. They approved and forwarded to the Borough Assembly a license application for a limited marijuana cultivation facility in Ninilchik and in Kasilof, a license application for a standard marijuana cultivation facility in Sterling, and two conditional land use permits for material extraction for gravel pits in the Kalifornsky/Kasilof area.

Commissioner Bernard also appreciated the worksession and hopes they keep up the trend. It's really valuable to have that time to discuss and ask questions.

Commissioner Bos congratulated City Clerk Jacobsen on 14 years working for the City. He's going to talk to the City Planner in the next few weeks about trying to figure a way to hold people accountable who are applying for different permits.

Commissioner Banks also appreciated the worksession and thanked staff for the preparation that went into it. He appreciated everyone showing up tonight despite the potentially controversial topics on the agenda that they may have had a disagreement with.

Commissioner Venuti had no comment.

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
JUNE 20, 2018

Chair Stead said it was a good meeting. He appreciates everyone coming and making sure things got done.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:19 p.m. The next regular meeting is scheduled for July 18, 2018 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, MMC, CITY CLERK

Approved: _____