

**HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 5, 2018**

Session 18-12, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Vice Chair Syverine Bentz at 6:30 p.m. on August 1, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BANKS, BENTZ, BERNARD, VENUTI

ABSENT: COMMISSIONER BOS (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

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

BANKS/VENUTI MOVED TO APPROVE.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON ITEMS ON THE AGENDA

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

A. Approval of minutes of July 18, 2018

Vice Chair Bentz requested a motion to approve the consent agenda.

BANKS/VENUTI - SO MOVED

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

A. Jenny Carroll, Special Projects and Communications Coordinator, 2019-2024 Capital Improvement Plan (CIP)

Ms. Carroll provided a summary of the CIP and what it is used for by the City. She noted the following:

- Process for Project Selection
- Used for Strategic Planning and Possible Grants

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- Recommendations from the Advisory Bodies for Consideration by City Council
- Types of Projects included in the Plan
- Changes to the Plan from 2017
- This new draft plan will be presented to Council at the August 22, 2018 meeting

Ms. Carroll answered questions from the Commissioners regarding the following:

- Adding new projects to the plan
- Incomplete project information
- When the plan will be viewable by the public
- If the commission proposes a new project what is required
- Financial ceiling
- Removal of Projects from the plan

REPORTS

A. Staff Report 18-45, City Planner's Report

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

There was brief discussion on attendance at each Council meeting by a commissioner versus monthly attendance and a request for Elections on the next meeting agenda.

PUBLIC HEARINGS

A. Staff Report 18-46, Conditional Use Permit (CUP) 2018-08 for more than one building containing a permitted principle use on a lot at 1344 & 1358 Lakeshore Drive.

City Planner Abboud reviewed his report for the commission.

Kyle Akee, Anchor Point, general contractor for the project, stated he was present and available to answer any questions. He did state that they recently met with the Corps of Engineers regarding the existing fill brought in by the previous property owner. He received no negative feedback from them regarding plans to incorporate this fill materials into the permit application.

Vice Chair Bentz opened the Public Hearing having no one in the audience come forward to provide testimony or comment on the project Vice Chair Bentz closed the Public Hearing.

Mr. Akee responded to the following questions from the commission:

Q. Potential for project or scope or work changes if the float plane dock is not permitted

A. Response would be the same as the Corps of Engineers, hesitant to answer until the permit is received. The avoidance and minimization provided by the applicant complies with all the requirements and a permit should be received within 30 days from July 31, 2018. The applicant will be limited by the permit. The cabins as a nightly rental would not change.

Q. Are the proposed cabins to be seasonal or annual?

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A. Currently they are proposed to be seasonal however there is ongoing discussion on opening during winter for the ice races.

Q. What type of foundation for the cabins?

A. A conventional stem wall foundation with ICF foam block has been recommended for the locations of the proposed cabins based on the results of test holes.

Q. The proposed Fuel Tank will be underground, floating or above ground?

A. Above ground with containment barrier, fuel to be available for retail sales to float plane owners using the facility.

Q. Heat source for the cabins?

A. The cabins would be hooked up to the natural gas system.

Q. Clarification on the delineation of wetlands on Lot 88A

A. Bishop Engineering provided a report included in the packet. The parcel contains .13 acres wetlands.

VENUTI/BERNARD MOVED TO RECOMMEND ADOPTING STAFF REPORT 18-46 AND APPROVAL OF CUP 2018-08 WITH FINDINGS 1-10 AND CONDITION 1 OUTDOOR LIGHTING MUST BE DOWN LIT PER HOMER CITY CODE (HCC) 21.59.030 AND THE COMMUNITY DESIGN MANUAL (CDM)

There was brief comment regarding correction to calculation and appreciation expressed for including the engineering report with the application.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 18-47, Bay View Subdivision 2018 Preliminary Plat City Planner Abboud review his staff report for the commission.

The applicant did not have any presentation or commentary to add.

Vice Chair Bentz opened the floor for public comment and having no one come forward to comment on the preliminary plat she closed the public comment period.

There was no comments or questions from the commission regarding the preliminary plat.

BERNARD/ BANKS MOVED TO RECOMMEND ADOPTION OF STAFF REPORT 18-47 AND APPROVAL OF THE BAYVIEW SUBDIVISION 2018 PRELIMINARY PLAT WITH THE COMMENT TO ADD A PLAT NOTE ABOUT THE FLOOD PLAIN AS FOLLOWS: BELUGA LAKE IS SUBJECT TO A 1 PERCENT ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEMA FLOOD INSURANCE STUDY 02122CV001B, DATED OCTOBER 20, 2016. PROPERTY OWNER SHOULD CONTACT THE CITY OF HOMER PRIOR TO ANY DEVELOPMENT ACTIVITY.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS NEW BUSINESS

A. Jenny Carroll, Special Projects and Communications Coordinator, 2019-2024 Capital Improvement Plan (CIP)

City Planner Abboud explained the likelihood of funding any projects, noting that if there is a new project the time frame is so short before going to City Council, but if it is not urgent they could work on it through the winter and present it for next year. He commented that this was a good planning device and helps for the future.

Commissioner Bernard commented that it may not be ideal, and the likelihood of funding is slim but the issues that keep coming before the commission is regarding slopes and if they could add that project into the six year time frame it would be beneficial. She further commented on the quality and level of information on the three proposed new projects to be included in the plan, and questioned if that is the standard level of information. Commissioner Bernard opined that they should be fleshed out more before recommending inclusion in this plan.

City Planner Abboud reported that the slope study has been funded and provided some details on that project, stating that FEMA expects an opportunity to layout some regulations to come from this study. This funding is not just to get a new map but to have some definite results come from this study.

Commissioner Bernard further commented that it may be a several phased, including additional information funding and implementation plan and the merit to include something like that in this plan now.

City Planner Abboud responded that it would be difficult to pencil out costs and it would be an opportunity to have something next year after a couple of public meetings and then commented on the multidimensional aspects to landslides and coming up with the arguments for possible solutions for the affected property owners in the area.

A discussion ensued on the steps and involvement for public outreach and results of the proposed study for landslide hazards.

Vice Chair Bentz recommended reviewing other projects and staff can put a general framework and then bring it before the commission for input throughout the winter and then possible approval for submittal next summer that would provide a phased landslide hazard plan. Further noting that this could result in a Hazard Overlay Zone for the city.

There was discussion on recommendation to include the Stormwater Master Plan in the legislative priority.

Commissioner Banks concurred plus suggested the Main Street Sidewalk since they had spoken about connectivity issues.

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There was a discussion on postponing discussion until the next meeting when they had a full commission and that postponement would allow more time to review the information contained in the document. It was noted during the discussion that in the past they had postponed action on some items since they were missing commissioners and opinions were expressed that the commission can take action on items with four commissioners and if they were just going to postpone things then they should cancel the meetings.

The commission determined that they should make their top two priority recommendations to include in the legislative priority tonight as requested then focus on any other projects to be included or removed from the plan.

The commissioners each commented on their top two projects. It was noted that there was a consensus on the Stormwater Master Plan and Main Street Sidewalk projects.

Vice Chair Bentz requested a motion to facilitate their recommendation.

BANKS/BERNARD MOVE TO FORWARD A RECOMMENDATION OF THE STORMWATER MASTER PLAN AND MAIN STREET SIDEWALK FACILITY PIONEER AVENUE NORTH IN THE PRIORITIZE PROJECTS FOR INCLUSION IN THE LEGISLATIVE REQUEST.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Vice Chair Bentz requested any changes to projects.

Discussion ensued on the proposed new projects and making further recommendations to flesh out projects prior to including them into the plan; if they should forward a recommendation of support on a project; updating the project descriptions; clarification on inclusion and how the Capital Improvement Plan is utilized by the different entities as a planning document. Additional comments were made on processes for removing a project and prior processes, plus the different sections of the plan and what rigor is applied to a project when it is submitted for consideration.

Vice Chair Bentz stated for the record that the Stability Study could potentially be applied city- wide in reference to the South Peninsula Hospital Hillside Stability Survey.

City Planner Abboud commented that he may bring that to the new Administrator since he has an interest in planning.

The commission further commented and discussed pertinent aspects of the Main Street Sidewalk Project and Intersection Improvements project; if State projects would qualify for the city's top legislative priorities.

INFORMATIONAL MATERIALS

- A. City Manager Report for the June 25 Homer City Council meeting
- B. KPB Notice of Decision for Barnett's South Slope Subdivision Quiet Creek Park Final Plat

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COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

City Planner Abboud commented that hopefully he will not have to submit a picture of the grown up children pushing their children down Main Street.

Deputy City Clerk Krause commented on the Capital Improvement Project processes and the descriptive content of the projects included in the plan, how the plan is used for funding and strategic planning and that they are supported in whole by the majority of the community, and descriptions of the projects may change over time and even be broken into phases in response to questions from the Commission.

COMMENTS OF THE COMMISSION

Commissioner Banks commented that they are done with the Comp Plan and if the commission wants to deal with some of the issues that have come before them over time, such as Bluff Erosion. Other than that good meeting.

Commissioner Venuti commented on the last meeting and the visitor, Mr. Janke who was there regarding culverts and drainage, seemed to have no idea about the new subdivision going in above the High School, and if there is some way to implement better communication between the State and the City. He commented that Mr. Janke will be retiring in a few years and may take that knowledge with him so he is concerned about improving lines of communication.

City Planner Abboud responded that he will endeavor to keep lines of communication open and there have been consistent difficulties in communication between State agencies and municipalities. He provided some additional comments on resistant to making changes within storm water runoff system and the State in reference to Pioneer Avenue as an example.

Commissioner Bentz commented that Mr. Janke was a regional engineer and she agreed with the comments that he should have been more aware of their needs and projects with the city and was surprised as his lack of awareness. She further commented on appreciation of the city's parks and trails and appreciates the intent to have the parks within the Quiet Creek subdivision.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:17 p.m. The next regular meeting is scheduled for Wednesday, SEPTEMBER 5, 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

Approved: _____