

Session 18-16, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on November 7, 2018 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BANKS, VENUTI, HIGHLAND, BERNARD

ABSENT: COMMISSIONERS BOS, BENTZ, SMITH (EXCUSED)

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Venuti called for a motion to approve the agenda.

HIGHLAND/BANKS – 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 October 3, 2018

B. Approval of minutes of October 17, 2018

C. Decisions and Findings for Staff Report 18-68, CUP 18-12, for more than one building containing a permitted principal use at 3725 West Hill Road.

D. Memorandum for 2019 HAPC Meeting Schedule

Chair Venuti requested a motion to approve the Consent Agenda.

HIGHLAND/BANKS – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

A. Mayor Ken Castner, Goals for 2019

Mayor Castner spoke to the Commission on his privileges and powers as the Mayor. He outlined his ability to be a conduit to schedule items on the Council's agenda and keeping that item in front of the Council.

He then stated his intent to have recognitions and proclamations at the Department or Commission level where he feels it would be the more appropriate venue to recognize the efforts of those in their field in front of their peers. He would gladly issue Mayoral Proclamations or recognitions and members of Council can attend the Commission meeting.

Mayor Castner informed the Commissioners that as the commission turnover occurs his goal is to get younger people involved and appointed. He noted the incident with a recent potential Candidate for City Council.

Mayor Castner then expressed his enjoyment and satisfaction with the City of Homer. He then asked for any questions that the Commission may have.

City Planner Abboud informed Mayor Castner about the start of work on Green Infrastructure, stormwater management, available grants, mapping, natural hazards and identifying that role and planning for the future; funding that will be required for the Transportation Plan update; and that there are items that the Commission and Planning Department would like to codify regarding the Conditional Use Permit process; site plan permit and follow-up and code that backs that up.

Mayor Castner commented that the City relies on the Fire Marshall and the Fire Marshall relies on the Architectural profession and that it is more common to require stamped drawings.

City Planner Abboud responded that the City is getting the same pressure but the Fire Marshall is not required to inspect residential projects however the city is requesting more than just a sketch on a napkin.

Mayor Castner requested clarification on the proposed Medical District, and how that would be done. He also requested information on the issue of Setbacks.

City Planner Abboud responded on the proposed Medical District and the standard setback of 20 foot from right of way and the side setbacks are generally five foot. He noted the issue that will come before Council at the next meeting on changing how they do things currently to wholesale setbacks in the districts and the issues surrounding that.

Chair Venuti also provided some input on the setbacks and the inherent possibility of lawsuits. He stated that the Commission determined that they really need to review the Transportation

Plan. One problem is the heavy vehicle or Truck Route and how that traffic can be directed and should be considered also when talking about the setbacks.

He then brought forth the issue of the line of sight issues and pedestrian safety.

Mayor Castner agreed with those concerns and again commented that submitting a memo through the Clerk.

Chair Venuti advocated for reinstating the Transportation Committee and Mayor Castner responded that he would check with the Clerk on reinstating the Committee mentioning the staff time balancing and he will start asking some questions.

City Planner Abboud provided input on the Planning Commission taking over the duties of the Transportation Committee and they could schedule more appropriately within their schedule. He was not sure it was clearly defined on the Committee duties.

Commissioner Highland who was on the Committee provided input on who was a member, example of the work on Greatland and how the street was changed by Council which was against recommendations.

Commissioner Bernard thought it may be preemptive since the Planning Commission hasn't actually determined what it wants to do in order to provide direction to another committee. She also commented on the basis to support the additional expense to the budget with the required staff time.

Mayor Castner responded that he has carefully reviewed the budget and did not feel that the Commissions and Committees created a burden for the city. He believed process trumps everything and if you are planning roads, sidewalks, traffic is something that people want to be involved with.

Mayor Castner then asked if the Commission was involved in the Climate Action Plan since there are people on the Council that would like to review the plan for updating. He believed it would be coming forward after the budget is set.

Chair Venuti inquired if there is anything he expected from the Commission this coming year.

Mayor Castner has heard from them and did not want to burden them since they have day to day business to handle promptly and correctly, these other things can be handle possibly by an ad hoc group. He believed that there are things that require an avenue to come up to Council and not down from above. He elaborated on his discussions and the responses he has received from various groups and city staff noting the concern each has for the city.

Mayor Castner thanked the Commission for their time.

REPORTS

A. Staff Report 18-71, **City Planner's Report**

City Planner Abboud provided a summary of his report noting the reconsideration for the Marijuana License application for 420 on Main by a councilmember.

City Planner Abboud noted that the Commissioner Smith will be attending the 2019 Alaska State Planning Conference in January and if anyone else was interested there may be some funding available for their attendance. Please contact Planning staff if interested. The dates were January 13-15, 2019.

City Planner Abboud requested a volunteer for the November 26, 2018 Council meeting but there were no volunteers due to scheduling conflicts.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. **City Manager's Report for the October 22, 2018 Homer City Council meeting**
- B. Kenai Peninsula Borough Plat Committee Notice of Decisions
 - o Forest Glen Subdivision 2018 Replat Preliminary Plat
 - o Forest Glen Subdivision 2019 Preliminary Plat

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Krause expressed her appreciation for a short meeting after the election.

COMMENTS OF THE COMMISSION

Commissioner Highland welcomed City Planner Abboud back and it was an interesting meeting hearing from Mayor Castner and they will see how far they get with what they are doing.

Commissioner Bernard commented that Mayor Castner's comments reminded her that as a Commission they had those bullet items and need to refine those ideas for the upcoming year.

She thought that they had those bigger goals and the idea that they were going to work on the process and believes that it would be helpful to keep that list present as they go forward.

Commissioner Banks followed up Commissioner Bernard's comments by requesting that priority work list as a document in their packet at the next meeting and they can approve it as a commission and forward it as a memo to the Mayor to sort of test the channels to see if it does get to Council. He then commented on the Climate Action Plan and he is not sure if that is something they should consider in this body or wait until something comes from City Council but he would be willing to represent this Commission if that does happen. He then wished everyone Happy Thanksgiving.

Chair Venuti commented on the interesting meeting while short and that it appears that they will be able to work with Mayor Castner since it appears he is willing to work with the commission.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:30 p.m. The next regular meeting is scheduled for Wednesday, December 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: _____