

**HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING
JANUARY 16, 2019**

Session 19-02, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on January 16, 2019 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, BERNARD, BENTZ, VENUTI, SMITH AND BANKS

ABSENT: COMMISSIONERS BOS (EXCUSED)

STAFF: CITY PLANNER ABOUD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Venuti called for a motion to approve the agenda.

HIGHLAND – MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

Alan Parks, resident, commented on the existing Climate Action Plan still being relevant today, and went on to comment that on the Climate Action Implementation report and it being more relevant and worth the review of the Commission, mitigation efforts, status of the goals that were established in 2012 and offered to field questions from Commission regarding the report.

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

- A. Approval of minutes of January 2, 2018
- B. Decisions and Findings for Conditional Use Permit (CUP) 19-01, for a medical clinic containing more than 8,000 square feet of building area at 267 Cityview Avenue
- C. Time extension request for Homer Lake Street Rehabilitation Right of Way Map preliminary plat

Chair Venuti requested a motion to approve the Consent Agenda.

BENTZ/SMITH MOVED TO APPROVE THE CONSENT AGENDA.

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There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

REPORTS

A. Staff Report 19-06, **City Planner's Report**

City Planner Abboud noted that they reviewed the worklist extensively during the worksession. He suggested that the commission make a motion to move the item Worklist to discuss it further. He noted the Clerk could provide input on how to take action to effect that step.

Chair Venuti inquired if the Commission would like to address this item.

There was murmured consent from the Commissioners.

Deputy City Clerk Krause informed the Commission that a motion to suspend the rules would be required to amend the agenda since they already approved the agenda.

HIGHLAND/BENTZ MOVED TO SUSPEND THE RULES TO AMEND THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

HIGHLAND/BENTZ MOVED TO AMEND THE AGENDA TO MOVE THE WORKLIST ATTACHMENT TO THE CITY PLANNERS REPORT TO NEW BUSINESS ITEM B FOR PRIORITIZATION AND DISCUSSION.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC HEARINGS

A. Staff Report 19-03, Request for Conditional Use Permit (CUP) 19-02, for a police station building that includes a jail at 625 Grubstake Avenue.

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Chair Venuti introduced the item into the record and City Planner Abboud provided a synopsis of Staff Report PL 19-03 for the commission.

Chair Venuti invited the applicant to make their presentation.

Carey Meyer, Public Works Director and City Engineer and Pat McNary, Project Manager for the New Homer Police Station presented the Commission with the proposed exterior siding samples and color choices, carpet samples, and reviewed the current project design drawings for the Commission.

Chair Venuti opened the Public Hearing.

Alan Parks, city resident, commented on adding solar panels, adding electrical outlets for vehicles and considering the Climate Action Plan recommendations in constructing the building. He also expressed some concern on the placement of the facility with regards to tsunami and disasters such as an explosion.

Chair Venuti closed the Public Hearing seeing no additional members of the audience coming forward to provide testimony.

City Planner Abboud responded to the public comment on the tsunami zone and that this project is actually above the threat stating that the newest report shows the highest inundation is the parking lot of the Post Office.

Chair Venuti opened the floor to questions and comments of the Commission. The following was discussed, responded to and commented on:

Any consideration given to LEED certification for this project?

Applicant: No due to the budget constraints of this project and in actual results experienced with the Library, LEED is not necessarily a good option for building in Alaska. The Library has the highest operating costs by 30%. Solar considered on other city facilities did not reflect the savings and return on investment that would make it a reasonable investment. It would make us feel good.

- The current project has in the design the accommodation for solar installation so if the city chooses to go that route later a roof penetration with capacity for future wire routing will already be installed.

Commissioners: Personal experience was given on installation and use of solar commercially and further encouragement to consideration of using passive solar efforts as well.

Was Green Infrastructure for drainage considered or addressed?

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Applicant: Stormwater drainage plan is required and application for a grant to install rain garden, vegetated swale and a retention basin will be used to mitigate storm water runoff. The grant is for low impact green infrastructure to tip toe into a drainage master plan to define city wide what the flows of runoff would be; also included will be interpretive signage to explain the rain garden and bio swales.

- o The retention wall and how it will be constructed was explained in regards to not impeding the drainage.

City Planner: The Storm Water Drainage Plan was required when more than 25,000 sf of paved surface area was planned.

Will the Commission review the landscape plan for the Project?

City Planner: The Commission can add a condition to the permit that requires the Landscape Plan to come before them for review before approval.

Applicant: Currently the landscape in a blank canvas and any input would be appreciated.

Commission: Installation of non-moose friendly landscaping was preferred citing some recent incidents of moose being at entrances to buildings.

Applicant: The Design is at 35% and there will be public education such as an Open House and the project could come back before the Commission at 65% design completion.

Commission: Sidewalk placement on the east side of Heath Street will bring the public right next to the parking so it would be good to see the landscaping and drainage infrastructure.

Commission: Understanding the restraint of the budget in regards to implementing solar or wind generation, would there be federal grants or funding available to possibly implement those renewable sources and in review the design it is probably already at its highest efficiency allowed by the budget.

Applicant: LED lighting, natural gas and additional efficiencies will be used as the budget allows, however what also should be considered is the LED lighting that was installed on Grubstake Avenue when it was constructed two years ago is already obsolete. Consideration for the lowest operational cost as well as the cost to build are being considered.

Applicant: Areas without windows are mostly where the detainees will be housed and located, i.e. jail cells and Sally Port. The offices do have windows as well as the stairwell and in the center dispatch area there are light tubes.

Commission: Appreciation was expressed for inclusion of the public areas in front of the building with possible benches for public enjoyment.

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City Planner: Due to the elevations on the property this is the overall best location on the site referencing the parking lot and building entrances, if things were different (budget) there was a preference to bring the building up closer to Grubstake.

Applicant: Provided information on the following:

- o Future functionality of the building for possible expansion
- o Growth of existing vegetation
- o Heating systems
- o Design Build versus Design Bid Build
- o Covered Parking and Sally Port in relation to the existing sidewalk along Heath Street and public site lines for that side of the building
- o Probable location for art on the covered vehicle parking along Heath Street

Commission: Placement on the site should be the focal point not an accessory building so this design does not quite meet the CDM and urged reconsideration of placement using the Library as an example.

Applicant: Placement for the Library differed due to the slope of the parcel which weighed heavily on the placement of the Police Station on this site.

Chair Venuti called for a motion seeing there was no further comment, questions or discussion desired by the Commission.

BENTZ/SMITH MOVED TO ADOPT STAFF REPORT PL19-03 AND APPROVE CUP 19-03 FOR A POLICE STATION BUILDING THAT INCLUDES A JAIL AT 625 GRUBSTAKE AVENUE WITH FINDINGS 1-16 AND CONDITIONS 1-4 AS FOLLOWS:

1. EXTERIOR LIGHTING IS DOWN LIT AND MEETS REQUIREMENTS OUTLINED IN HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL. LIGHTING PLAN TO BE APPROVED BY THE CITY PLANNER PRIOR TO INSTALLATION.
2. DUMPSTER MUST BE SCREENED ON THREE SIDES
3. APPLICANT TO PROVIDE LANDSCAPING PLAN TO SCREEN THE FENCED AREA FOR EVIDENCE STORAGE FROM PUBLIC VIEW.
4. LANDSCAPE PLAN TO BE APPROVED BY THE CITY PLANNER PRIOR TO PLANTING. PLANTINGS ALONG HEATH STREET TO SCREEN PARKING LOT AND VEHICLE STORAGE SHED IF PUBLIC ART IS NOT USED TO SOFTEN THE SHED WALL. LANDSCAPING TO BE INSTALLED NO LATER THAN THE FIRST FULL GROWING SEASON AFTER OPENING NEW STATION.

A brief discussion on amending the motion to add a condition regarding the Landscape Plan to bring it before the Commission for review was held.

BENTZ/HIGHLAND MOVED TO AMEND CONDITION FOUR TO BRING THE PLAN BEFORE THE COMMISSION BEFORE APPROVAL BY THE CITY PLANNER.

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There was no additional discussion.

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

Motion carried.

Commissioner Bentz inquired when the Stormwater Plan is completed would they have it before them for review.

City Planner Abboud responded that they can invite Public Works Director Meyer to attend a worksession so the Commission can discuss freely.

Further discussion ensued on requiring the Applicant to get at least a quote on the installation of solar panels and present to City Council for inclusion and the logistics of obtaining a quote on items that were currently not a budgeted and there was no funding currently available and how to enforce something that was only a recommendation not listed in the regulations as required.

Commissioner Bernard mentioned that is one more item that should be added to their worklist referring to the Climate Action Plan recommendations.

Further brief comments were made by the Commission on addressing the requirements of the **CDM, the openness of the Applicant to the Commission's suggestions and how thoroughly and thoughtfully presented the project was to the Commission.**

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

Motion carried.

Chair Venuti called for a recess at 8:25 p.m. The meeting was called back to order at 8:33 p.m.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

A. Staff Report PL 19-07 Review of permitted and conditionally permitted uses

Chair Venuti introduced the item by reading the title into the record and requested City planner Abboud to review his report.

City Planner Abboud reviewed his staff report noting that the spreadsheet he has provided in the packet is not official, he has combined some uses, some of the language must be corrected which can be submitted **to the Clerk's Office for correction without changing Homer City Code.**

City Planner Abboud stated that this was a lengthy task and he provided some examples on requiring a CUP such as suggesting that when the commercial project is over 8000 sf he believed that they should kick that number up since it is more likely that a commercial project will go over that number.

Discussion ensued on the following points:

- 35 foot limitation is based on the ISO rating (Fire Insurance) not the lack of proper fire equipment as previously assumed
- General housekeeping of the code to provide corrections and standardization
- Addressing the top reason for issuing Conditional Use Permits was Item #45 on the spreadsheet *“More than one building containing a permitted principle use on a lot”*
- Buffers and density requirements

Commissioner Bentz - Recommended to have this on a worksession and then bringing it back as pending business for the next meeting.

There was no further discussion.

B. Discuss and Prioritize the Worklist

City Planner Abboud stated that he was looking for some more direction from the Commission on site planning requirements and permit follow-up.

Commissioner Bentz stated she knew that Commissioner Bos was looking for more input from professional sources and recommended inviting local sources to worksessions or meetings and they might get some input from them on this issue.

Commissioner Highland asked about working on defining the Medical District.

City Planner commented that he would like the backing of the approved Comprehensive Plan before addressing this and then have staff develop the outline for the commission to review using the tables to determine if there are anything additional that should be added. He would rather not have a worksession or meeting until it is promulgated.

Commissioner Highland opined that the Commission was given the duties to review the Transportation plan and that they should at least review the plan.

City Planner Abboud commented on the last actions of City Council nixed the recommendations and if that is the case then they need to get some feedback on developing a plan that is supported. They have streets that are connected to ease the congestion on arterials. He pointed out that at 8:00 pm in this town the streets are dead. Through streets will not necessarily create more traffic.

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City Planner Abboud responded to a question on the funding available to have a review and update to the Transportation. He prefers to have a Transportation engineer over a person who drives the streets a lot. They need to figure out the range they need to ask for so they can plan.

Commissioner Bentz requested a dedicated worksession on the Climate Action Plan to understand the role that the Commission could be involved and review how this plan was created and devised. She would like to invite the City Manager and Alan Parks as the head of the previous committee. She wanted to know how that 2007 plan was developed.

City Planner Abboud stated he is not sure who would be the best to bring that to the commission since the Administration department is working on that, Public Works is involved and there is a Councilmember involved and they will need to get buy in on this plan.

Commissioner Banks supported the worksession since the Mayor brought the issue before them and there were a few Councilmembers interested in this also. He did not believe that it would involve too much staff time to have a worksession on the subject.

City Planner Abboud stated he would need to find the expertise to implement this action.

Commissioner Highland questioned the prioritization or if they are leaving it as shown.

City Planner Abboud noted that they have the next worksession on February 6, 2019 on the agenda will be Conditional Use Reduction.

INFORMATIONAL MATERIALS

A. City Manager's Report for the January 14, 2019 Homer City Council meeting

Chair Venuti announced the Senior Official Workshop that will be conducted by FEMA on February 21, 2019 and it would be beneficial for the Commissioners to attend.

COMMENTS OF THE AUDIENCE

Debra Spencer, currently a resident, requested the contact address for our sister city in Japan, then stated that she wanted to speak with her representative but was told she has to travel to Juneau to inform her about 40 United States citizens stuck in Guantanamo Bay, she also needs to press murder charges because Nikolai Yakunin was murdered last year. She is going to Juneau to speak to the representatives. She thought she had a representative in this town. She is concerned because the officers in this town are attacking her. She needs to speak to the Mayor because he stated he is ready to get the work done and so is she. Please understand that the new hotel that they have allowed to be built has murder and eagle and five eaglets. She is out there watching to make sure the moose do not get murdered too. This is her job to speak for those creatures. Her mother is dying and she does not have a phone since GCI has trespassed her. Your town is going

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to hell if you ask me so she was there to request as a resident of the town and steward of the meridian...our country is trafficking children according to the President and she wants to make sure that they are the backbone that makes it stop in this country. She does not believe that she should pay for her and an escort, not a sexual escort but a business partner to fly down to Juneau to speak to her representative. She would appreciate the Mayor being informed she is ready to work. She needs some immunity from the officers to get her work done and protect our children. Thank you I was just walking by and saw the lights on and the cars in the parking lot.

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Bentz is appreciative of city staff and really thinks they did a good job with the presentation on the Police Station and is glad to hear about the ACWA grant that the City will be receiving to work on green infrastructure elements with that project.

Commissioner Smith stated it was an interesting meeting and an interesting conclusion to the meeting. He has said it before the quality of what they see coming out of Homer in contrast to what is seen at the Alaska Planning meeting is outstanding. There is a strong reflection and **applaud the City Planner. Thank you for your work and your office's work.**

Commissioner Banks stated he had no relevant comments.

Chair Venuti commented that it has been an interesting meeting and it was nice to see something as put together as the presentation on the Police Station as sometimes they only see sketches and these were not sketches. It was really nice to see something so well put together.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:23 p.m. The next regular meeting is scheduled for Wednesday, February 6, 2019 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, MMC, DEPUTY CITY CLERK

Approved: _____