

**HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING
MARCH 6, 2019**

Session 19-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on March 6, 2019 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: COMMISSIONERS HIGHLAND (EXCUSED)

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK KRAUSE

The Commission met in a worksession at 5:30 p.m. On the agenda was discussion of Building Heights Maximum with Fire Chief Purcell.

APPROVAL OF THE AGENDA

Chair Venuti called for a motion to approve the agenda.

BENTZ/BOS – MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

A. Approval of minutes of February 20, 2019

Chair Venuti requested a motion to approve the Consent Agenda.

BENTZ/BOS MOVED TO APPROVE THE CONSENT AGENDA.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS

REPORTS

A. Staff Report 19-17, City Planner's Report

Chair Venuti introduced the item into the record by reading of the title.

City Planner Abboud reviewed his report for the commission.

City Planner Abboud reviewed his report and commented further on the following topics:

- Incorporation of a Wayfinding and Streetscape Plan within the Transportation Plan update
- Extending water service to Kachemak City
- Providing funding to Set Free Alaska which if approved would eventually require Set Free Alaska to apply for a conditional use permit.
- Appeal Hearing on the proposed Medical Center that was conducted earlier in the day

Commissioners volunteered to attend the following Council meetings:

Commissioner Bos will replace Commissioner Bentz for the March 26th meeting

Commissioner Smith confirmed he will attend the upcoming March 11th meeting

Commissioner Smith inquired about the Pioneer Ave project and provided information from a discussion he had with an Anchorage DOT representative who was also working on a similar project in Anchorage in the Spenard area.

City Planner Abboud responded that the main issue is funding. He provided a brief report on his take away on the project status what the actual project will include.

City Planner Abboud responded to questions regarding the status of the Transportation Plan stating that it is in the Administration hands as a budget will need to be determined.

Commissioner Bos offered his opinion that due to the economic climate with the City and the State he feels that they should wait until a more financially feasible time to have this plan done.

There was a brief discussion on the workload of the Planning Department and in order to schedule the items on the commission worklist so the progress does not get backlogged City Planner Abboud requested input from the Commission. The Commission recommended that the following be scheduled or actions taken:

- Updating Permitting Process: Worksession with Surveyors and Contractors in April after City Planner Abboud returns from conference.

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- Review the Planning and Zoning Section of the Climate Action Plan by the Planning Staff and provide comparison on what the plan has recommended and what action has been accomplished by the city.
- Postpone the proposed Medical District until after the Appeal Decision is finalized.

City Planner Abboud advised the Commission that if they pursued the requirement in the permitting process to have the applicant come before the Commission with regard to issues found upon site visits that this action falls in the realm of enforcement. If the applicant appeals that puts the Commission in a quagmire.

PUBLIC HEARINGS

PLAT CONSIDERATION

PENDING BUSINESS

A. Staff Report 19-18, Zoning Permit Process

Chair Venuti introduce the item into the record by reading of the title.

City Planner Abboud summarized the report and provided some input on how the various items on the work list intermingled along with revision of forms, such as including questions on dealing with aspects of green infrastructure; the expenditure of staff time to review and explain these items with the applicants.

A discussion ensued on requiring asbuilts is easy; willingness to put green infrastructure in regulations then they have to figure out a way to get people to do what they should do; review work on previous projects for best practices.

This will be on the agenda for the next meeting and will try to have a visitor for the worksession.

B. Staff Report 19-19, Review of Permitted and Conditionally Permitted Uses

Chair Venuti Introduced the item by reading of the title into the record.

City Planner Abboud reviewed the staff report stating it summarized the work done so far. He commented on the following:

- Code changes for lighting requirements could be written by staff but that the dumpster screening regulations would need to go to the City Attorney for review and recommendation since it was not as straight forward.
- Dumpster regulations would bring up issues of non-conforming dumpsters.
- **Does not address the Council's request** to reduce the number of Conditional Use Permits.

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- Further discuss permitting more than one structure in the GC2, this includes application of the Design Manual which is triggered by Conditional Use Permits in the CBD, this does not apply in the GC1 and GC2

Discussion ensued on the large project requirements commercial versus residential; Addressing the more than one structure in the commercial districts, open GC2, GC1 there were a few more considerations and in the CBD there were even more restrictions to consider.

City Planner Abboud responded that over time maybe one or two Conditional Use Permits were **issued when comparing the “more than one structure” category with “over 8000 sf” category.**

Further discussion on the things that the City oversees versus what they should be concerned about ensued and that those items fell under a Building Department not planning and zoning. The commission commented that it should forward a recommendation to Council that the Commission has thoroughly reviewed the Conditional Use process and that it does not believe there is any way to sufficiently amend the City Code to reduce the number of applications since there are too many variables other than the Code Amendments the commission spoke about tonight.

City Planner Abboud will wrap up what they talked about here bring it back for the Commission review and public hearing.

NEW BUSINESS

- A. Staff Report 19-20, Building Height Maximum

Chair Venuti introduced the item by reading of the title into the record.

City Planner Abboud commented on the topic and learning about the availability of residential sprinkler systems, three story buildings and how they measure height from Fire Chief Purcell at the worksession. He is not sure what direction to take on this issue noting that the City could possibly eliminate the issue of three stories if they are sprinklered.

Further discussion ensued with the Commission commenting on the following topics:

- FEMA requirements for the Spit and how that effects the height requirements
- Commercial three story building requirements on Fire Suppression systems
- Requiring conditions for commercial
- Evaluation of East End Mixed Use and codify the height with an exception in one district, Marine Commercial
- The need for three story commercial buildings
- Recommend Staff draft sprinkler code and bring back more info on the proposed regulation
- Have Fire Department involvement

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Chair Venuti provided historical information on sprinkler system requirement in residential projects for the State.

INFORMATIONAL MATERIALS

A. **City Manager's Report for the** February 11, 2019 Homer City Council meeting

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Clerk Krause expressed apologies for omitting the **page numbers on the Chair's Agenda**.

City Planner Abboud commented on the holding the worksessions and further in development **they haven't created** a record to document the discussion such that they had tonight with Fire Chief Purcell. This is used to provide Council documentation of their work.

COMMENTS OF THE COMMISSION

Commissioner Bos stated that it was a good meeting and was disappointed that no one stayed in the audience like they had for the worksession. He believes that the worksessions are valuable and provide the Commission an opportunity to make worthwhile process on the issues before them.

Commissioner Bernard will be absent for the March 20th commission meeting.

Commissioner Bentz **echoed Commissioner Bos' sentiments on the worksessions** as it allows them to work through the details **without the pressure of Robert's Rules** and noted that she will not be attending the March 20th meeting either.

Commissioner Smith is finally not feeling like a rookie and really sees that they are a board that is advocating for the development of Homer and that they advocate and facilitate for the individual but with concern for the whole. He noted that he is learning the language and working with Council and so forth. He appreciates how everyone is diligent and works through everything with respect for each other. Tonight was very interesting and he thoroughly enjoyed it.

Commissioner Banks is a fan of the worksessions and believes they are pretty useful for the commission, educating them on a broad variety of subjects and toss around ideas. It is a prerequisite for decisions. He noted that they are going to finalizing a few things on their worklist and getting them completed before summer.

Chair Venuti appreciated the worksessions also and agreed that it was a good meeting tonight.

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ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 8:32 p.m. The next regular meeting is scheduled for Wednesday, March 20, 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: _____