

Session 16-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on February 17, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: BRADLEY, ERICKSON

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BOS 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 February 3, 2016 Regular Meeting Minutes
- B. Decision and Findings for CUP 16-01 at 3902 Shelford Street for a Birthing Center

Chair Stead called for a motion to approve the consent agenda.

HIGHLAND/STROOZAS SO MOVED.

Commissioner Venuti clarified the borough pc is the regulatory authority not regulatory commission.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

A. Staff Report PL 16-11, City Planner's Report

City Planner Abboud reviewed the status of the marijuana ordinances that are scheduled before City Council at their next meeting. He updated the Commission about what was addressed at the last City Council public hearing including rural residential, buffers, and commercial activity on the spit.

There was brief discussion about Hickerson Cemetery, but City Planner Abboud said he didn't have a report yet from the neighborhood meeting.

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.

Plat Consideration

Pending Business

New Business

A. Staff Report PL 16-12 Draft Ordinance 16-xx amending HCC 21.12.020 to simplify code language in the Rural Residential District regarding detached dwelling units

City Planner Abboud reviewed the staff report.

There was brief discussion about dimensional requirements regulating septic requirements, whether a lot must be served by city sewer and when a septic is allowed.

Commissioner Bos expressed his concern about a second dwelling being built and using an existing septic tank.

VENUTI/HIGHLAND MOVED TO APPROVE THE DRAFT ORDINANCE AMENDING 21.12.020 TO SIMPLIFY CODE LANGUAGE IN THE RURAL RESIDENTIAL DISTRICT REGARDING DETACHED DWELLINGS

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

B. Staff Report PL 16-13 Comprehensive Plan Update

City planner Abboud reviewed the staff report.

The Commission started their review of the Energy Chapter. Discussion points included:

- Some of the implementation tables aren't realistic.
- We need to look at why things haven't moved forward and what it might take to make them more realistic.
- Assign a City staff person who has a passion for this to implement the climate action plan and energy.
- City government should set the standard and be the example for the community.
- Tidal and wind power are showing that they aren't feasible for the City overall, but solar energy is an area to address.
- The City has a revolving energy fund and Public Works tracks the energy used by the facilities.
- Putting natural gas throughout the city is a major component in a long range energy plan that we don't really have.
- We need outreach to the community to help educate on reduce, reuse, and recycle.
- HEA is a cooperative that reaches a lot more people than the City of Homer would have to be the first partner. They have a lot of information already and know the most about it.
- Design of new city buildings needs to be done by architects who are knowledgeable about energy saving components such as a ground source heat pump which would have worked great for the new Harbormaster building, also solar heating and solar gain.
- Promote a bike-able and walkable community and improvements to better accommodating could be a way to address reducing fossil fuels.
- Develop an energy plan.
- Look for volunteer groups to help implement, for example contacting the Center for Alaskan Coastal Studies about programs for picking up recycling.
- The City has a Sustainability Guide Book for employees.
- Carpooling and public transportation.
- People may not know what renewable resources are and may not have by products. This relates to a statement in the Comp Plan about encouraging people using renewable resources.

City Planner Abboud will bring more information back at their next meeting.

Informational Materials

A. City Manager's Report

Comments of the Audience

Comments of Staff

Comments of the Commission

Commissioner Stroozas said he will be absent from the next two meetings.

Commissioner Bos said it was a good meeting. He explained the way he approaches the Comprehensive Plan is the way he did last time, in looking at specific sentences and it seemed to help people get engaged. If you don't like a sentence, bring it up and they can discuss it.

Commissioner Highland commented she is scheduled for the February 22nd council meeting and will update them on the draft zoning ordinance and comp plan work they did tonight.

There was brief discussion about refraining from making comment on behalf of the Commission regarding the marijuana zoning.

Commissioner Venuti commented about their work on the zoning for marijuana ordinance and developing their decision on rural residential. After hearing testimony at the City Council meeting he wishes he could reverse his decision. He has come to the conclusion that if it's too stringent the City won't gain anything and the black market will continue to control it.

Chair Stead commented it was a good meeting and he appreciates all the input from the group. He has difficulty with things like the Comprehensive Plan because there are no specifics, but he realizes the City doesn't have the resources to be in charge of everything inside the plan so we have to be careful there.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:54 p.m. The next regular meeting is scheduled for March 2, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession will be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____