

Session 16-06, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on March 16, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: BRADLEY, STROOZAS

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK JACOBSEN

### **Approval of Agenda**

Chair Stead called for a motion to approve the agenda.

HIGHLAND/VENUTI 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 March 2, 2016 Regular Meeting Minutes
- B. Time Extension: Barnett's South Slope Sub. Quiet Creek Park
- C. Time Extension: Christensen Tracts 2009 Addition

Chair Stead called for a motion to the consent agenda.

HIGHLAND/BOS SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Presentations**

**Reports**

- A. Staff Report PL 16-17, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief discussion regarding FEMA and the Beluga Lake dam elevations. City Planner Abboud also commented that he will be at training the first week in April and there are no applications submitted, so he suggested canceling the April 6<sup>th</sup> Commission 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.

None

**Plat Consideration**

- A. Staff Report PL 16-18 W.R. Benson's 2016 Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant or public comment.

There was brief discussion that the applicant is responsible for verifying wetlands in the area.

It was noted there is conflicting information in that the staff report refers to the area as commercial and the surveyor suggests it's residential. City Planner Abboud confirmed it is in the Commercial Business District.

ERICKSON/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 16-18 W.R. BENSON'S 2016 PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

**Pending Business**

- A. Staff Report PL 16-19 Comprehensive Plan Update, Chapter 5 Transportation

City Planner Abboud reviewed Chapter 5, Transportation, with the Commission. He noted some of the challenges with wording, particularly with language that is carried over from other plans. Discussion topics included:

1. Connector streets, particularly the Waddell connection, also where the road dead ends on Fairview.
2. STIP funds that may be available from unfinished projects.
3. The need for sidewalks and proper road improvements.
4. The State's desire to turn Pioneer Avenue over to the City for maintenance.
5. Volunteer efforts to make trails happen as a community project in light of the City's current budget issues.
6. Cluster developments.
7. Making the spit road a pedestrian zone to slow vehicles down in the congested area, and limiting access points to the road.
8. Airport standards, airplane flight patterns and associated noise.
9. Challenges of public transportation alternatives.
10. The need to update the city's existing transportation plans.
11. The city taking a more active role in affordable housing on their properties.

The Commission did not propose any amendments to Chapter 5.

### **New Business**

### **Informational Materials**

- A. City Manager's Report – March 14, 2016

### **Comments of the Audience**

### **Comments of Staff**

City Planner Abboud commented that he will be attending a Planning Conference the first week in April, they will cancel the April 6 meeting, and will continue to bring Comp Plan chapters to the group.

### **Comments of the Commission**

Commissioner Venuti noted the pictures of the concrete anchors in the City Manager's report. He said it was an interesting meeting tonight.

Commissioner Bos wished everyone luck at the Winter King tournament this weekend.

Commissioner Erickson said it's nice to be back.

Commissioner Highland congratulated Deputy City Clerk Jacobsen on her position on the AAMC board, and is going to continue to look into recycling for the city.

HOMER ADVISORY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MARCH 16, 2016

Chair Stead complemented the city's website; he said it looks very nice. He said it was an interesting meeting and the discussion about transportation and the needs in Homer. There is a lot to do.

**Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 7:51 p.m. The next regular meeting is scheduled for April 6, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession may be held at 5:30 p.m.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: \_\_\_\_\_