

Session 16-09, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 6:30 p.m. on June 1, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BRADLEY, HIGHLAND, STEAD, VENUTI

ABSENT: BOS, ERICKSON, STROOZAS

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BRADLEY 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 May 18, 2016

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

BRADLEY/HIGHLAND SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

A. Staff Report PL 16-28, City Planner's Report

City Planner Abboud reviewed the staff report.

There was brief discussion about the helicopter by Beluga Lake. Their plan is to make a floating dock for the helicopter to operate from. City Planner Abboud explained he may need to talk to them about their temporary structure in the uplands and he may have to address flood standards. They went through permitting with DOT and there are copies at the Planning Office. The City doesn't have much say about anything operative on the lake, but does have a little more authority on the uplands.

Question was raised regarding public notice and if the city has any say about flight paths. City Planner Abboud explained the DOT followed their process, but wasn't sure of the specifics. It was handled through the Central Region Aviation Leasing Agent Manager, Jamie Brooks, and he has copies of the permits in the Planning office. It isn't clear in Alaska Statutes, but they say it's a float plane lake because it's the traditional use of the lake. There was some discussion that it's arguable whether local zoning codes apply the aviation owned land around the lake, but no one has pursued it so far. In the future maybe they can look at an airport district for the airport land to make it more specific for their operation. The area the helicopter is now is CBD, which is also problematic. Mr. Abboud said flight paths are FAA territory. The advice he has received that our authority is valid until it starts to impede or interfere with operational aspects of the airport.

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.

A. Staff Report PL 16-29 Draft Ordinance 16-xx, Amending HCC 21.41.040 Basis for Establishing Flood Hazard Areas

City Planner Abboud reviewed the staff report.

Chair Stead opened the public hearing.

Katherine Carsow, city resident, commented in support of the draft ordinance. She explained that on the old map her property on Ocean Drive is less than 2 feet into old flood zone and to date it has cost them more \$12,000 in flood insurance. She urged them to please pass this because every month that goes by costs money and there is no threat to the house that warrants that much money.

There was brief discussion that the new maps won't go into effect until the date on the map.

There were no further comments and the hearing was closed.

VENUTI/BRADLEY MOVED THAT THE PLANNING COMMISSION APPROVES THE DRAFT ORDINANCE AMENDING HCC 21.41.040 BASIS FOR ESTABLISHING FLOOD HAZARD AREAS AND FORWARDS IT TO CITY COUNCIL FOR PUBLIC HEARING AND ADOPTION.

There was brief discussion that this seems very straight forward and should be moved on to Council.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

A. Staff Report PL 16-30 for Glacerveiw Subdivision 2016 Replat, Preliminary Plat

City Planner Abboud reviewed the staff report.

Scott Smith, founder and President of Youth with a Mission and applicant, said he didn't have any comments, but thanked them for the CUP approval at last month's meeting. It seem like everything is moving forward. He's still working with the Fire Marshall and hopes to have that work wrapped up by the end of the week. This action to move the lot line will help orient the positioning of various structures they hope to build in the next several years.

There were no public comments and no questions from the Commission.

BRADLEY/VENUTI MOVED TO ADOPT STAFF REPORT PL 16-30 GLACIERVIEW SUBDIVISION 2016 REPLAT PRELIMINARY PLAT WITH STAFF COMMENTS AND RECOMMENDATIONS.

There was brief comment that this preliminary plat is very straight forward and should be approved.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Pending Business

A. Staff Report PL 16-31, Comprehensive Plan Update Chapter 6 Parks & Recreation (formerly Chapter 7)

City Planner Abboud reviewed the staff report and the Parks and Recreation chapter.

Initial discussion points included:

- Benefits of the Adopt-a-Park program and the need for the City to do more advertising to raise awareness and get the word out that we are looking for partners
- Ways to establish an endowment fund
 - City provides seed money
 - The Homer Foundation may be a resource for ideas to get it started

- Promoting affluent citizens to put their names on parks
- Matching fund opportunities

Commissioner Highland expressed her thoughts that parks and recreation should have its own chapter. She thinks the Parks, Recreation, and Culture chapter in the current plan is done really well. Homer plays an important part of parks and recreation in the state. She doesn't want to see it get absorbed by other things, but that it is its own chapter and its own thought process.

City Planner Abboud explained how the information was broken down into other sections or plans. For example, the trails are in transportation and we have a trails plan, so it doesn't seem appropriate to repeat the goals for trails in another section; and open space and green infrastructure mapping is in Chapter 4. He touched on other items, noting the information is still there, just separated out into more appropriate sections.

Other commissioners agreed it would be nice to have a parks and recreation chapter, but understand the reasoning for moving things around and that it might be better to have the topics moved into more appropriate slots. The current plan is a bit cumbersome and these changes could help streamline the updated plan.

They continued to review the implementation plan in the current plans chapter 7, touching on

- A high tunnel and volunteers to for the city's green house
- Physical barriers and parks
- Merging with community recreation is something Council would have to approve but would include a director, new employees, and probably higher wages.
- The multi-purpose arts and cultural facility and the arts and culture plan are things that need partners and something the private or non-profit sector would bring to the city.
- Updating 1E9 from ten years to five years.
- Include from the current plan page 7-2 desired improvements – programs hold critical importance to the quality of life and its economic vitality.

Commissioner Highland said she was involved in putting some map together with Steve Baird. She will see if she can find it and bring it.

New Business

Informational Materials

- A. City Manager's Report – May 23, 2016

Comments of the Audience

Comments of Staff

Deputy City Clerk Jacobsen said Commissioner Erickson is not planning to request re-appointment and the Clerk's office will advertise a vacancy. She also let them know the City is working on doing an ADA self-evaluation and transition plan on city facilities later this year.

Comments of the Commission

Commissioner Highland commented that Homer lost a very special person with the passing of Carmen Fields.

Commissioner Bradley thanked the group for the work on the Comprehensive Plan. She has been going over the museum's policy and procedure on collections and its hard work trying to figure out where things go.

Commissioner Venuti asked if the vacancy could be filled by a non-city resident, and City Planner Abboud confirmed that it could. Mr. Venuti said it was an interesting meeting.

Chair Stead thanked everyone for the good discussion tonight.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:59 p.m. The next regular meeting is scheduled for June 15, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. A worksession may be held at 5:30 p.m.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____