

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING
JUNE 15, 2016

Session 16-10, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Don Stead at 6:32 p.m. on June 15, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS HIGHLAND, BRADLEY, STEAD, AND BOS

ABSENT: COMMISSIONER STROOZAS, (EXCUSED), VENUTI

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK KRAUSE

APPROVAL OF AGENDA

Chair Stead called for a motion to approve the agenda.

HIGHLAND/BRADLEY - SO MOVED.

There was no discussion.

VOTE. YES. 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).

There was no public present for this meeting.

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 the minutes of June 1, 2016 meeting
- B. Time Extension: Foothills Sub Sunset View Estates Addn. No. 2

Chair Stead requested a motion to approve the consent agenda as presented.

BRADLEY/HIGHLAND - SO MOVED.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS

REPORTS

- A. Staff Report PL 16-33, City Planner's Report

City Planner Abboud provided a summary of his report. He noted the following:

- City Council adopted the Flood Maps and rezone for the plat for the Pratt Museum; they approved the recommendations for the Hickerson cemetery extension, met with the Public Works Director and discussed the funding available to determine what amount of the new addition can be completed, he has hired back Shelly Rosencrans to fill the front counter position three days a week until December and he will evaluate their options at that time. Julie will be off July and August and Dotti will be working in the City Manager's Office Monday through Wednesday until the first of the year and then they will go from there.

Staff presented to the Economic Development Commission on the Comprehensive Plan Update at their meeting on June 7th; City Planner Abboud noted the public meeting on Tuesday, June 21st in Council Chambers on the Lake Street project. He also mentioned the possible funding available for Soundview Avenue sidewalk completion instead of HART funds, that AKDOT is still hearing about the Kachemak Drive Path.

City Planner Abboud requested a volunteer to attend the Council meeting on July 25th. There was a brief discussion on availability. Commissioner Bradley volunteered stating as of now her schedule was clear.

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

A. Staff Report PL 16-31, Homer School Survey 2016 Replat Preliminary Plat

Chair Stead read the title into the record. City Planner Abboud referred to the map posted to the bulletin board behind him. City Planner Abboud touched on the following:

- Size of the existing lot is 33.12 acres that the application is intending to split into two parcels one at approximately 3.5 acres and the larger lot would be 29.5 acres.
- Zoning is Rural Residential and Scenic Gateway Corridor Overlay
 - there is a portion within 75 feet of the center line of the Sterling Highway
- Existing use is the Homer Middle School
- Surrounding Uses include Residential, Hotel, Restaurant, Office, vacant land and the HERC
- The Comprehensive Plan encourages high quality buildings and site design that complements Homer's beautiful natural setting
- Wetlands Discharge Slope and Upland Complex are found on site
- Flood hazards are undetermined but possible
- It is not within the Bridge Creek Watershed Protection District
- City Utilities are available

Staff Recommends: A 15 foot utility easement is required to added along right of way, and Adding a 20 foot easement on the drainage (10' either side of marked drainage)

There was no applicant present and no public present.

Commissioner Highland requested clarification on the intent of the use and the legal use of the school property by an outside source. She also inquired if the Addition of the 15 feet was to be included in the staff recommendations.

HIGHLAND/BOS - MOVED TO APPROVE STAFF REPORT HOMER SCHOOL SURVEY 2016 REPLAT WITH THE FOLLOWING STAFF RECOMMENDATIONS, ADD 15 FOOT UTILITY EASEMENT ALONG RIGHT OF WAY AND 20 FOOT EASEMENT ON THE DRAINAGE , 10 FEET ON EITHER SIDE OF MARKED DRAINAGE.

There was a brief discussion.

HIGHLAND/BOS - MOVED TO AMEND THE MOTION TO INCLUDE CORRECTION TO THE ANALYSIS TO CHANGE RESIDENTIAL OFFICE DISTRICT TO RURAL RESIDENTIAL AND THIS PLAT DIVIDES ONE LOT INTO TWO.

There was a brief discussion on including clarification on why they are dividing the lot into two.

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

Motion carried.

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

Motion carried.

PENDING BUSINESS

A. Staff Report PL 16-34 Towers

Chair Stead read the title into the record. City Planner Abboud explained that the City Council remanded this back to the Commission to address specific policies regarding including a mechanism to recover the cost of third party review and a bonding requirement for site remediation after a tower is no longer in use or presents a danger.

Commissioner Bos requested information on how or who would determine the insurance requirement. City Planner Abboud responded that he found the typical amounts are \$1 Million to \$3 million which Chair Stead noted was included in the ordinance, section 21.58.080 (a) lines 308-310. City Planner Abboud also commented on the bonding requirement in the amount of \$150,000, Section 21.58.090 (b), lines 333-334.

Commissioner Highland requested clarification on Section 21.58.040, 2., line 158, that a tower could be allowed outside of areas that other towers are placed, noting that this is a problem that Anchorage is currently dealing with; City planner Abboud responded that this is the instance where they would have to provide a report from a third party explaining why a tower could not be placed and why the proposed area is better or more appropriate.

Commissioner Highland expressed concern on having control over the number of towers that are built. City Planner Abboud responded that every application will be unique and there is no way to determine or predict the number of tower applications that they will have, they do their best to figure in the population, services, etc.

Commissioner Highland then questioned line regarding Bond Rating, line 312-313.

Commissioner Bos questioned the requirement outlined in Section 21.58.060 (a) 1 & 2, lines 250-258. City planner Abboud clarified that this is for when you exceeds these heights and will become part of the record and if anything comes up they can be addressed prior to coming before the commission.

HIGHLAND/BRADLEY - MOVED TO APPROVE STAFF REPORT PL 16-34, TOWERS AND MOVE IT TO PUBLIC HEARING.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Commissioner Bos requested if anyone has submitted any applications for wind turbines or similar things. City Planner Abboud responded that they haven't it is only usable apparently in limited areas of town.

NEW BUSINESS

INFORMATIONAL MATERIALS

A. City Manager's Report, June 8, 2016

There was no discussion

COMMENTS OF THE AUDIENCE (*Members of the audience may address the Commission on any subject. (3 minute time limit)*)

There was no audience.

COMMENTS OF STAFF

City Planner Abboud commented on attending the presentation by the Coast Guard regarding placement of a new larger cutter, the City Manager and the Harbormaster presenting Homer as the best choice. They were asking questions across a wide range, from the housing capacity to what is there to do in the area. They are planning for 2023 which is a ways out but to get the funding, etc. it is not that far away. So it would be an opportunity and economic engine for Homer. He added that it may enlarge the harbor too.

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COMMISSION

Commissioner Highland presented a map that was worked on with Steve Baird regarding City of Homer Open Spaces, and opined that it should be included in the Comprehensive Plan Update. Chair Stead noted that the Diamond Creek Open Space has been renamed, and questioned whether Overlook Park was actually a park. Commissioner Highland stated that the Kachemak Bay Conservation Society is the manager and it is state owned so now is a state park. Commissioner Highland would like to include it when they work on the plan and consider including it in the parks section of the plan.

Commissioner Bradley had no comments.

Commissioner Bos commented that he was really looking forward to getting this towers ordinance moving along, hope everyone has been enjoying the fishing that going on and the weather has been glorious.

Chair Stead commented that he appreciates everyone being up on the packet and it was a good meeting and announced the next regular meeting for July 20, 2016.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:24 p.m. The next regular meeting is scheduled for WEDNESDAY, JULY 20, 2016 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

Renee Krause, CMC, Deputy City Clerk

Approved: _____