

Session 16-16, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Stead at 5:30 p.m. on October 5, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ABRAHAMSON, BRADLEY, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: BOS

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Stead called for a motion to approve the agenda.

BRADLEY/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 September 14, 2016 and September 21, 2016
- B. CUP 16-04 Decision and Findings HVFD Equipment Storage Facility-4060 Heath St.
- C. CUP 16-05 Amending CUP 15-04 Decision and Findings at 5185 Slavin Drive

Chair Stead asked for approval of the consent agenda.

BRADLEY/STROOZAS SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

PL 16-57, City Planner's Report

City Planner Abboud reviewed the staff report included in the packet. There was brief discussion about the need for commercial space larger than an acre.

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 16-60, CUP 16-06, Homer Medical Clinic Expansion

Commissioner Highland declared that she serves on the South Peninsula Hospital Service Area Board and has been involved in discussions relating to this project. There was no objection from the Commission to excuse her from participating and she left the table.

City Planner Abboud reviewed the staff report.

Scott Curtin, KPB Project Manager, reviewed the revisions to the drawings included in the packet, pointing out they have addressed the concerns raised at the last meeting. The engineering shows that the parking lot can be angled appropriately and the sidewalk installed to direct water to a storm basin on Bartlett. His directions to the engineer were to take the entire property into account, including the new improvements as well as what's existing. Mr. Curtin said he met with Mr. Schroeder, the neighboring property owner and believes he'll be pleased with what has been submitted. Mr. Curtin addressed the solutions for the pedestrian path, vegetation and buffering, and concealing the dumpster on three sides.

Derotha Ferraro, Director of Public Relations and Marketing for South Peninsula Hospital, commented she is looking forward to help with some of the additional items to the project that might not be reflected on paper. She thinks in partnering with other entities in the community there are a lot of ways to beautify the area and honor the intent of the community. Homer Medical Center just received Patient Centered Medical Home Certification, a designation that says your primary care home is going to connect you to all of the medical and health care resources you need. Visually we need to make it look like a pleasant and comfortable location to be. She works for South Peninsula Hospital, Inc. is excited to work with the Borough to help bring the vision together as much as they possibly can on the project.

Chair Stead opened the public hearing.

Tom Schroeder, city resident and neighboring property owner, commented it's good to be back with more positive outlook. He has looked at the revision and it appears the concerns with drainage have

been addressed. He commented that any development north of West Danview has to be taken into account with the effects on property to the south. He didn't receive any notice about any West Danview road construction and he should have been since he lives in close proximity. Regarding the parking lot for the medical clinic, Mr. Schroeder said while he agrees beautification projects are nice, he does not agree with the cement islands with curbing. It's totally ridiculous and will exacerbate the problem in trying to plow snow to the west or removing any snow out of the area. Most of the other large lots in town don't have the islands, and if there are going to be plants or trees in the middle it will attract moose in the middle of winter, creating a hazard for all the senior citizens who need this new building expansion. Lastly he doesn't understand the need for the settling pond, if anything you want to take the surface runoff water and move it away, not provide a settling pond where it can go down to the coal seam he mentioned at the previous meeting and seep down and cause problems for people downstream from it.

There were no further comments and the hearing was closed.

Neither staff nor the applicant had rebuttal comments and Chair Stead opened the floor to questions from the commission.

City Planner Abboud responded to a question about the culvert on West Danview and explained it is a public works project issue to work in the rights of way.

In response to questions about the islands in the parking lot, City Planner Abboud explained it is a requirement in code that 10% of a parking lot with more than 24 spaces be island or buffered. Mr. Curtin added that Paul Hodgedon, who plows the snow for them, visited the site to review the snow plowing scheme and gave him quite a bit of grief about the islands. Mr. Curtin noted in looking at the design, the distance and spacing had to do with the fire apparatus accessibility.

Question was raised if the islands could be used in a more proactive manner and aide in water management. Mr. Curtin said they have done something similar to that with ditches between parking lots at Central Peninsula Hospital and explained that based on the square footage of parking area, it wouldn't benefit this location. He added that for the Homer Medical Clinic parking lot it would draw water to the center where it would be more prone to frost heaving, so would need to get the water away as fast as possible to minimize that impact.

Mr. Curtin also explained the volume of the settling pond is an engineered calculation based on a 10 year flood event which determines the size of the pond. It will be a shallow pond only two or three feet deep. The calculation only considers the property itself, and not cumulative effects of upslope development. There is a discharge pipe that takes the water that filters through the settling pond to the city ditch. This addresses the surface water and not ground water and it's hard to determine what is happening with the water underground. The group discussed the building plans and Mr. Curtin expects the deepest trenching will be for the water main.

Mr. Curtin explained the current flow of water from the parking lot and plans to clean and berm the area to more firmly establish the ditch on Danview and Bartlett to help keep the water in the ditch.

BRADLEY/STROOZAS MOVED TO ADOPT STAFF REPORT PL 16-60 AND APPROVE CUP 16-06 HOMER MEDICAL CLINIC EXPANSION AT 4136 BARTLETT STREET WITH STAFF RECOMMENDATIONS AND FINDINGS.

Commissioner Bradley commented this is a continuation of their discussion of storm water plans throughout the city. The information provided tonight seems to address more of the concerns than when it initially came before the commission.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Commissioner Highland returned to the table.

Plat Consideration

Pending Business

New Business

Informational Materials

- A. City Manager's Report from September 26, 2016

Comments of the Audience

Kelly Cooper, Kenai Peninsula Borough Assembly, thanked everyone for their work on this. It's a perfect example of how the Borough, City, and South Peninsula Hospital are so valued in the community. She thanked staff and the neighbors for helping them work through this.

Comments of Staff

Comments of the Commission

Commissioner Stroozas said his time on the Commission has gone by quickly. He is honored the citizens have elected him to serve on the city council for the next three years, there is a lot of work to do and he feels his time on the commission has given him some experience to take forward. He submitted his written resignation from the Commission effective at the close of this meeting.

Commissioner Venuti thanked Mr. Stroozas. He is pleased with the election results but disappointed we don't get a new police station.

Commissioner Abrahamson said she was just involved with a community resilience workshop and there were a lot of interesting outcomes from it identifying community health and well-being resilience to hazards associated with climate change, flooding risk from ground water discharge in city limits, and surface flow were high on the list of priorities. She's glad the Homer Medical expansion

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went forward and that they chose to address a lot the issues with the project. She hopes they can continue to work on it at the city level.

Commissioner Bradley thanked Mr. Stroozas. She said she's had the opportunity to preview some of the amazing auction items for the upcoming Ritz event. She encouraged everyone to come out and support the local museum.

Commissioner Highland thanked Mr. Stroozas. She agrees with the need to address the storm water situation. She hopes Ms. Abrahamson can share some of her information from the workshop with them.

Commissioner Stead said he will be absent on October 19th. He accepted Mr. Stroozas resignation and wished him good luck on the City Council. It was a good meeting and he looks forward to working on storm water issues.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:26 p.m. The next regular meeting is scheduled for October 19, 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: _____