

HOMER ADVISORY PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 19, 2016

Session 16-17, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Acting Chair Bos at 6:30 p.m. on October 19, 2016 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS ABRAHAMSON, BRADLEY, HIGHLAND, VENUTI

ABSENT: STEAD

STAFF: CITY PLANNER ABBOD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Acting Chair Bos called for approval of the agenda.

BRADLEY/HIGHLAND 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 October 5, 2016
- B. Time Extension Requests
- C. Approval of City of Homer Projects under HCC 1.76.030 g.
- D. KPB Coastal Management Program Reports
- E. Decision and Findings for CUP 16-06, Homer Medical Clinic Expansion at 4136 Bartlett Street

Acting Chair Bos asked for approval of the consent agenda.

BRADLEY/HIGHLAND SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

PL 16-58, City Planner's Report

City Planner Abboud reviewed the staff report included in the packet.

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 16-61, Public Trail Easement Vacation in Guy Waddell Subdivision No. 3 June's Additions, Lots 1-A and 1-B

City Planner Abboud reviewed the staff report. Mr. Abboud explained it is questionable if the easement is valid because it wasn't dedicated to anyone. Usually they go to the City and the City would accept the trail easement. The Borough questioned its validity as well.

Holly Brennan, applicant and property owner, commented this trail easement came to light when her sister was interested in purchasing the adjacent lot. Ms. Brennan explained she and her husband had no idea the trail easement was there; it was not disclosed by the seller or realtor during the purchase of the property, it was not identified by the title company in the title report, nor in the record of survey. The trail easement causes them to lose about 1/3 of an acre through the middle of their property and eliminates the privacy of the lot. In review of the recorded document regarding the trail easement the Kenai Peninsula Borough and City agree with the vacation.

Acting Chair Bos opened the public hearing. There were no comments and the hearing was closed.

There was no rebuttal from staff.

It was clarified this will eliminate the entire trail easement.

Commissioner Highland commented that she is an advocate for trails but agrees with the vacation in this instance.

VENUTI/ABRAHAMSON MOVED THAT THE PLANNING COMMISSION APPROVES STAFF REPORT PL 16-61 AND THE VACATION OF THE PUBLIC TRAIL EASEMENT IN GUY WADDELL SUBDIVISION NO. 3 JUNE'S ADDITION, LOTS 1-A AND 1-B.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

- B. Staff Report PL 16-57, Water and Sewer Easement Vacation along the east lot line at 4510 Heidi Court, on AA Mattox Subdivision Peggi's Addition

City Planner Abboud reviewed the staff report.

There was no applicant, no public comment, and no questions of staff.

BRADLEY/HIGHLAND MOVED THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THE VACATION OF THE UTILITY EASEMENT VACATION ALONG THE EAST LOT LINE AT 4510 HEIDI COURT, ON LOT 24-A AA MATTOX SUBDIVISION PEGGI'S ADDITION.

Commissioner Highland acknowledged Public Works confirmation that a right of way exists that will provide equal or better access and sees no reason not to approve this.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Pending Business

New Business

- A. Memorandum from Jo Johnson, City Clerk dated October 7, 2016 regarding the 2017 Meeting Schedule

HIGHLAND/ABRAHAMSON MOVED THAT THE PLANNING COMMISSION APPROVES THEIR 2017 MEETING SCHEDULE AS OUTLINED IN THE DRAFT RESOLUTION PROVIDED BY THE CITY CLERK.

There was brief discussion that the October 17, 2017 meeting falls on a Tuesday because of the Alaska Day holiday on Wednesday the 18th.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Informational Materials

- A. City Manager's Report from October 5, 2016

Comments of the Audience

Scott Adams, city resident, commented about clearing on a steep slope near his property on Skyline Drive. The city put restrictions on steep slope development and within the last four months a property

on the sloped side of Skyline was clear cut so a property across the street could be sold as view property. Since the tree removal he hasn't seen any new vegetation planted. This is just past the guardrail and he's seen vehicles go off the road there and stopped by the trees that were there, so when it happens now, they will end up with a bad ride. He wonders if the planning department is aware of this and reviewing areas where people are knocking down all the trees. He has concerns about erosion and people following the rules of the city that property owners like him are required to abide by. He would like the planning department to contact the property owners to see what is going on.

Comments of Staff

City Planner Abboud noted the land sales on Kachemak Drive and Lillian Walli Estates and that the proceeds being deposited into the land reserve fund.

There was discussion about some land being cleared near the Petro Marine gas station and across from Safeway, and when a permit would be required for such work.

Comments of the Commission

Commissioner Highland recalled when they used to receive the Planning Newsletters in their packets and would like to have them again if they are still available. She recalled reading information that drive through establishments don't enhance the aesthetics of a community. We need to think about how we can do a better job on aesthetics than we sometimes do, she isn't sure how to get it to be addressed at a higher level than it is now. She said she has received phone calls about areas along the bypass and spit where lupine and trees have been cut down. We advertise ourselves as a tourist town and it needs to become part of the thinking process of the city, public works, and planning commission somehow.

Brief discussion with the City Planner ensued about existing and new improvements.

Commissioner Bradley agreed with Ms. Highland's comments on aesthetics and said it's good to keep an eye on it in the future. She noted she got her first Kenai Peninsula Food Hub order and encouraged everyone to check out the program.

Commissioner Abrahamson supports the revitalization of the city center properties to align with the planning mission for the City of Homer. The City of Soldotna has a vision for 2030 and talk about the redevelopment of their city center, beautification, and improving some of the property and businesses within the city, rather than the sprawl outside. She also supports scheduling the review of chapter four of the Comp Plan for after the first of the year. The critical habitat area planning team¹ that Deputy City Planner Engebretsen is participating with will also include a Kachemak Bay Research Reserve research professional as well as a habitat specialist. On November 1st the Reserve is hosting a Marine Workgroup for comments on the critical habitat area. She also noted she is working with Mayor Zak and Councilmember Stroozas on resilience strategic planning for businesses, in light of the recent CRS and flood maps reports that have just come out. Hopefully they will be enabling some

¹ Kachemak Bay and Fox River Critical Habitat

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businesses and commerce to be more proactive in their own business strategic planning as well as community planning.

Commissioner Venuti said it was an interesting meeting. He is glad the police were able to arrest the person for the murder three years ago. It shows our police are on top of things. He applauds their work. He asked about driveway permitting for the properties on the bypass and City Planner Abboud clarified when the city would become involved.

Acting Chair Bos asked if a zoning permit is required for clearing property. City Planner Abboud replied it depending on what is being done; it could trigger the Development Activity Plan. Mr. Bos said he congratulated the new Mayor and City Councilmembers, and noted that all three are prior Planning Commissioners.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 7:15 p.m. The next regular meeting is scheduled for November 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: _____