

Session 19-06 a Regular Meeting of the Economic Development Advisory Commission was called to order by Chair Karin Marks at 6:05 p.m. on June 11, 2019 at the Cowles Council Chambers, City Hall located at 491 E. Pioneer Avenue, Homer, Alaska, and opened with the Pledge of Allegiance.

PRESENT: COMMISSIONERS MARKS, BROWN, AREVALO, JOHNSON

ABSENT: COMMISSIONERS EVANS AND RICHARDSON (EXCUSED)

STAFF: SPECIAL PROJECTS AND COMMUNICATION COORDINATOR CARROLL  
DEPUTY CITY CLERK KRAUSE

The Commission met in a worksession at 4:30 p.m. in the City Hall Conference Room to discuss and work on the 2019 Strategic Plan and Goals document.

#### APPROVAL OF AGENDA

BROWN/AREVALO MOVED TO APPROVE THE AGENDA.

There was no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

#### PUBLIC COMMENTS UPON MATTERS ALREADY ON THE AGENDA

#### RECONSIDERATION

#### APPROVAL OF MINUTES

A. EDC Regular Meeting Minutes for May 14, 2019

Chair Marks called for a motion to approve the minutes.

JOHNSON/BROWN MOVED TO APPROVE THE MINUTES.

There was no discussion.

VOTE. NON OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## VISITORS/PRESENTATIONS

### A. Memorandum from City Planner re: Zoning

City Planner Abboud spoke to the Commission on general zoning, General Commercial District 1 Expansion, large retail or box stores and agricultural lands in city limits. He expounded on the following items:

- Application of the Comprehensive Plan as a vision statement
- Homer City Code Title 21 is the guiding document for Zoning
- What the Comp Plan is used for
- Expansion of the GC1 to allow for additional businesses was voted down by Commission in part due to strong opposition from a few residents.
- East End Mixed Use, proposed changes to encourage businesses to expand services to the marine industry by amending current height restrictions requested support from the Commission on this change.
- Fred Meyer did obtain a permit to build but changed their minds and in hindsight it was probably a good choice since the downturn in the economy happened right after that.
- Demand from the public guided the restrictions in the CBD on large retail
- Safeway expansion triggers requirements listed in City Code and there is nothing that the Planning Dept can do about that. He noted that they do own the land next the current store and it will be interesting since there is currently no room to expand that doesn't activate Code requirements.
- Agriculture has no real opposition and is allowed in the Rural Residential and East End Mixed Use Districts. The high tunnels typically do not generate complaints.

City Planner Abboud responded to questions from the Commission on the following:

- Clarification on the differences between GC1 and CBD in regards to appearance and what was allowed, cheaper land in the East End Mixed Use District compared to CBD
- Increasing Commercial Land for purchase and development depended on the location and who actually owns the vacant land.
- Changes in the Residential Office District in the vicinity of the hospital is typical of a growing community, the property owners are being offered substantial compensation for their properties
- Permits for the following are required: improvements to the land over 200 square feet; sign permits are challenging due the variety and ways of expressing the business; driveway permits; steep slope concerns; there are concerns more and more often that are typically addressed by a building department due to persons building on the neighbors property; stormwater is another concern due to the lack of a stormwater system.
- Permits are typically around \$200 and dependent on the project whether commercial can increase the costs.
- Building department – Dirt work permit, stormwater plans, ensure building location on the property, inspection during the construction process to ensure that the project is

using the correct lumber, electrical, plumbing, etc., is up to code. The city has only concerns with the height and what you are building where in regards to zoning.

- The recent ordinance before Council was related to FEMA requirements for special flood hazard areas to be eligible for disaster relief funding. Additional information was provided on the flood mapping changes and the changes to the building height measurement in those areas and the current changes that are being discussed for the EEMU district and implications of height in regards to ISO ratings and fire safety.

A brief discussion ensued on collaborative support between the Economic Development Commission and the Planning Commission and the timing of any presentation of proposed regulation and or changes that may be forthcoming.

The Wayfinding and Streetscape presentation was provided to the Planning Commission in March and City Planner Abboud would like to provide some input on that subject at another time.

City Planner Abboud complemented Commissioner Richardson efforts and work done on the Sign Code issues.

Chair Marks thanked City Planner Abboud for his time.

#### STAFF & COUNCIL REPORT/COMMITTEE REPORTS

##### A. Special Projects & Communications Coordinator Staff Report

Special Projects & Communications Coordinator Carroll reviewed her staff report in the packet, noting the following:

- The telecommuter meeting went well and the Chamber expects to lobby additional funding from City Council for this project. This is a long term project 3-5 years. The Chamber is going to address the following: Understanding who to attract, how to build, market testing, tours, seasonal camps scenarios, landscape and how communities build telecommuting. This will involve the Chamber, community members and people who are engaged in this opportunity. She will provide future reports.
- She also provided information as directed in the Bylaws with regard to senior population trends.
- The Planning Commission will take up the sign code at a meeting in September
- In the packet is information on the Online Tax Code and how that is being discussed and possibly addressed by the various municipalities.

#### PUBLIC HEARINGS

#### PENDING BUSINESS

A. Memorandum from Special Projects & Communications Coordinator re: Strategic Plan & Goals

Ms. Carroll provided a brief overview of her report and results from the worksession and her recommendation was to postpone further action until the August meeting to allow those commissioners that were absent to provide input and allow staff to amend the document and provide the recommendations in a more formal presentation.

The Commission agreed by consensus to postpone until the August meeting.

NEW BUSINESS

A. Memorandum from Special Projects & Communications Coordinator re:  
BR & E Action Item – Zoning

Chair Marks provided a brief summary on the comments received from the survey and the information they received from City Planner Abboud.

Commissioner Arevalo suggested contacting the commenters to see if they left their contact information and ask them what exactly they meant. Referencing the comments that they received at this point on some it was difficult to determine what the issue was regarding zoning that they were having a problem with, noting it would be easier to determine what they meant by their comment.

Commissioner Johnson commented that at some point the anecdotal nature of these kinds of comments but be acknowledged. He does not believe that these comments represent everyone.

Chair Marks acknowledged that the Commission previously recognized that the results of the survey were not statistical. But they were excited at the number of responses that they did receive and the Commission believed that was cause for merit and starting at that level.

Chair Marks requested for the August agenda under pending business that they see if there is any way to drill down on the comments to see if there are specifics and then consider any possible actions that could be applied.

Commissioner Brown added that they did mention performing additional surveys.

INFORMATIONAL MATERIALS

- A. City Manager's Report for May 13, 2019 and May 28, 2019 Meetings
- B. Recognition of Student Commissioner Holmes
- C. Commissioner Brown Appointment
- D. 2019 Commissioner Attendance at City Council Meetings

Chair Marks noted the informational materials provided and thanked staff for including them and encouraged another Commissioner to attend the Council meetings.

Commissioner Arevalo commented that she would attend the August 26<sup>th</sup> Council meeting.

Commissioner Johnson agreed to attend the June 24<sup>th</sup> Council meeting.

#### COMMENTS OF THE AUDIENCE

#### COMMENTS OF CITY STAFF

Special Projects and Communication Coordinator Carroll commented that she was looking forward to welcoming Annalynn to the Commission.

#### COMMENTS OF THE COUNCILMEMBER

#### COMMENTS OF THE CHAIR

Chair Marks reported that City Council has postponed Ordinance 19-19(S) regarding providing water services outside City limits until their August 26<sup>th</sup> meeting so that this Commission along with the Port & Harbor and the Planning Commissions can review the Ordinance. She stated that since they do not meet in July she wanted the Commissioners to review the ordinance and backup information so that everyone is fully informed and they can submit a well-founded and supported recommendation back to City Council on the subject when they meet again in August.

#### COMMENTS OF THE COMMISSION

Commissioner Arevalo requested clarification that it is the August 26<sup>th</sup> Council meeting, as the Commission may need to have a special meeting.

Commissioner Johnson asked for clarification on what impacts that this ordinance would have on revenues, etc.

Commissioner Brown had no comments or questions.

Chair Marks provided some back ground on what issues brought this decision before the Council. One of the reason to live in the city limits is to receive the services and they pay fees for this service. It is necessary to determine how or when the city services should be extended beyond the city limits.

Ms. Carroll provided information on support and costs for maintaining the infrastructure and how to afford that infrastructure were some points that were discussed at the meetings.

Deputy City Clerk Krause confirmed the Council meeting date of August 26, 2019.

Ms. Carroll stated that staff will provide information and Council minutes on Ordinance 19-19(S) and requested the Commission to let her know when they are getting information overload.

Commissioner Johnson responded that he likes the paper packet as he believed it is easier to view and read.

Deputy City Clerk Krause responded to Commissioner Arevalo that comments are included in a supplemental packet if submitted to the City Clerk if they are not submitted in time to be in the regular packet, sometimes they are provided as laydowns also. The City Clerk will note who commented and a brief summary of the comment in the minutes.

Commissioner Arevalo applauded Jenny for including the senior demographic material in the packet and taking the initiative to review their bylaws to find that they requested to keep tabs on these trends, so thank you.

Chair Marks inquired if Ms. Krause was their new Clerk or if temporary.

Ms. Krause explained that she was just filling in.

Ms. Carroll explained that Ms. Tussey was at training and taking some vacation time.

ADJOURN

There being no further business to come before the Commission, Chair Marks adjourned the meeting at 7:38 p.m. The next regular meeting is scheduled for Tuesday, August 13, 2019 at 6:00 p.m. at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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RENEE KRAUSE, MMC, DEPUTY CITY CLERK I

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