VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PRESENTATIONS / VISITORS

A. Kenai Peninsula Borough Safe Streets 4 All Presentation and Q&A

Acting Chair Stark introduced the item by reading of the title and opened the floor for Malia Walters and Ryan Goentzel. Together, they covered the following in their presentation:

- The need for the Safe Streets 4 All Project
- Crash trends from 2018-2022
- High Injury Network
- Community outreach
- Program and process recommendations
- Strategies and solutions for the Kenai Peninsula Borough
- Proven safety countermeasures
- Priority project locations and steps to identify final project locations
- Next steps for the project

REPORTS

A. City Planner's Report, Staff Report 25-17

City Planner Foster reviewed his staff report included in the packet, covering the following:

- Comprehensive Plan Update
- Special Meeting scheduled for April 29, 2025
- Next Regular Meeting is May 7, 2025
- Next Commissioner Report to Council on April 28, 2025 (Commissioner Barnwell)

PUBLIC HEARINGS

A. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to General Commercial 1 (GC1) Zoning District.

Staff Report PL 25-018 as backup

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant. Katie Kirsis noted that she was the surveyor that helped prepare the rezone application. She made herself available for any questions.

Acting Chair Stark opened the public hearing period.

Jan Keiser, city resident, shared her support for the rezone application. She pointed out an oddity in the application, recognizing that access is granted from Ocean Drive through parcel one to access parcel two. She inferred that someone will need to figure out how to provide legal access to the second lot in the future, questioning whether or not an easement is currently in place.

With no other members of the public wishing to provide testimony, Acting Chair Stark closed the public hearing period. He then opened the floor to questions and comments from the Commissioners.

Commissioner H. Smith echoed Ms. Keiser's concerns, adding that he thought the two parcels were one lot altogether. He questioned Ms. Kirsis whether or not there is a dedicated easement from Ocean Drive. Ms. Kirsis stated that she hasn't seen any recorded documents indicating such, but that both lots are owned by the same LLC. She added that Seabright Surveying would be recommending granting a shared access easement across the two lots. She stated that legal access is provided through Lampert Lane, whereas physical access is from Ocean Drive. Mr. Smith highlighted that if the ordinance were adopted, the City would be providing access to a General Commercial 1 lot through a Rural Residential area. Ms. Kirsis noted that this specific issue would be addressed at the zoning permit level.

With no other pending questions or comments from the Commission, Acting Chair Stark requested a motion and second.

SCHNEIDER/VENUTI MOVED TO ADOPT STAFF REPORT PL 25-018 AND RECOMMEND APPROVAL TO THE HOMER CITY COUNCIL OF THE ZONING MAP AMENDMENT TO REZONE A PORTION OF THE RURAL RESIDENTIAL ZONING DISTRICT TO GENERAL COMMERCIAL 1 ZONING DISTRICT.

There was no discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Ordinance 25-XX, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code 21.10.030 Amending the Homer City Zoning Map to Rezone a Portion of the Rural Residential (RR) Zoning District to Residential Office (RO) Zoning District.

Staff Report PL 25-019 as backup

Acting Chair Stark introduced the item by reading of the title and deferred to City Planner Foster, who provided a summary review of his staff report included in the packet.

Acting Chair Stark then opened the floor for the Applicant.

Larry Slone introduced himself as the Applicant, and noted that the wetlands designation has been removed by the Army Corps of Engineers. He provided that ongoing change and growth in Homer prompted his rezone application. He claimed that this parcel is suitable for rental properties, but not suitable for family/upscale residences, emphasizing various audible disturbances that occur on a daily basis. He noted that the current zoning designation permits the construction of a chicken farm or a trailer park, reasoning that these uses are