

Session 12-01, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Minsch at 6:30 p.m. on January 4, 2012 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**PRESENT:** COMMISSIONERS BOS, DOLMA, HIGHLAND, MINSCH, SONNEBORN, VENUTI

**ABSENT:** COMMISSIONER ERICKSON

**STAFF:** CITY PLANNER ABBOUD  
DEPUTY CITY CLERK JACOBSEN

### **APPROVAL OF AGENDA**

The agenda was approved by consensus of the Commission.

### **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 were no public comments.

### **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.

1. Approval of the December 7, 2011 minutes
2. Time Extension Requests
3. Approval of City of Homer Projects under HCC 1.76.030g
4. KPB Coastal Management Program Reports

The consent agenda was approved by consensus of the Commission.

### **PRESENTATIONS**

### **REPORTS**

- A. Staff Report PL 12-02, City Planner's Report

City Planner Abboud reviewed his staff report and answered Commission questions.

### **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.

No public hearings were scheduled.

## **PLAT CONSIDERATION**

### **A. Staff Report PL 12-01, Bay View Subdivisions, Swan Addition Preliminary Plat**

City Planner Abboud reviewed the staff report.

Gary Nelson, project surveyor, commented that he and the owner are available for questions. Regarding the 15 utility easement, he commented that each time commission make zoning or other law it has the potential of diminishing property value as well affecting property rights, sometimes negatively and sometimes positively. When the parcel was last before a planning commission it met code for utility easements at that time. Since then a new law was enacted for 15 foot utility easements along rights-of-way in subdivisions. He questioned if it makes sense to add additional easement to an existing subdivision where utilities are already in and roads are paved. He asked the Commission to consider how that diminishes the value of property in this property owner's case. Mr. Nelson said he appreciated recommendation 5 to add a note regarding the flood plane rather than a demarcation of the flood zone. The flood zones are political boundaries that will change over time. FEMA is in the currently process of amending them.

**BOS/VENUTI MOVED TO ADOPT STAFF REPORT PL 12-01, BAY VIEW SUBDIVISION, SWAN ADDITION, PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.**

There were comments that everything appears to be in order. The wetlands status is addressed through the plat note to contact the ACOE. Comment was also made that the Commission has previously expressed concerns regarding flag lots and the problems they can cause. It hasn't been addressed through an ordinance, but is something to be aware of.

**VOTE: NON OBJECTION: UNANIMOUS CONSENT**

Motion carried.

## **PENDING BUSINESS**

No pending business items were scheduled.

## **NEW BUSINESS**

No new business items were scheduled.

## **INFORMATIONAL MATERIALS**

- A. City Manager's Report dated December 12, 2011**
- B. Staff Report PL 08-70, Robert's Rules, Discussion and Findings**

Commissioners and staff reviewed staff report PL 08-70 and discussion included:

- More commission discussion on the record regarding action items.
- Staff is doing a real good job at providing the Commission what they need to make an informed decision.
- Contacting staff if commissioners feel they need additional information before meeting time so staff can be prepared.

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- The importance of public participation and consideration for ways to help get people informed.
- Having a schedule for Commissioners to attend and give feedback at City Council meetings under Commission Reports, or preparing a report for the City Council packet.

**COMMENTS OF THE AUDIENCE**

Members of the audience may address the Commission on any subject. (3 minute time limit)

There were no audience comments.

**COMMENTS OF STAFF**

There were no staff comments.

**COMMENTS OF THE COMMISSION**

Commissioner Highland wished everyone happy new year.

Commissioner Sonneborn thanked everyone for a great meeting.

Commissioner Bos wished everyone a happy new year and said he is glad to be back.

Commissioner Dolma said he is looking forward to seeing their updated worklist and addressing it over the next year.

Commissioner Venuti had no comment.

Chair Minsch commented on the Commission's good work.

**ADJOURN**

There being no further business to come before the Commission, the meeting adjourned at 7:41 p.m. The next regular meeting is scheduled for January 18, 2012 at 6:30 p.m. in the City Hall Cowles Council Chambers.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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