

Session 13-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Vice Chair Bos at 6:30 p.m. on April 3, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, SLONE, STEAD

ABSENT: SONNEBORN, VENUTI

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).

None

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 March 20, 2013 meeting
- B. Adoption of the February 6, 2013 Draft Policies and Procedures
- C. Adoption of March 6, 2013 Draft Bylaws

The Consent Agenda was approved by consensus of the Commission.

Presentations

- A. Todd Schroeder of the Homer Soil and Water Conservation District Re: Diamond Creek Recreation Multi-Resource Management Plan

Todd Schroeder of the Homer Soil and Water Conservation District (HSWCD) offered a brief history of the city's acquisition of the Diamond Creek Recreation property. HSWCD received funding for technical planning assistance in regard to preservation of natural resources. He has worked with Planning Technician Engebretsen on this plan which is a framework for the city to be able to reference when making decisions regarding this property. The plan is also a requirement of the Federal Forest Legacy Program and the last major step in fulfilling the requirements of the program. The program provided for KHLT to purchase the land then turned it over to the city, as a requirement of the program. Having this area preserved is an important culture resource for the area. He explained that once the City Council adopts the plan, it will go to the State for approval, and then it is filed with the

Forest Legacy Program. The plan is designed to fit within the framework of the Forest Legacy Program as far as protecting this resource. There is some ambiguity in the plan which was purposeful for allowing for trails and facilities. It includes some recommendations but also has leeway so as not to dictate how the city acquires funding and so forth.

In response to questions Mr. Schroeder explained that the conservation easement basically insures the state and feds that the city is taking ownership of the land with the intent to preserve and not utilize it in a manner that will destroy the pristine nature of the land.

Commissioner's offered comments to Mr. Schroeder regarding maps and some of the verbiage. There was discussion that this is a document that should be reviewed every 5 years or so. There is the ability to build trails and prepare maps using this document as a foundation on how to procede.

Reports

- A. Staff Report PL 13-35, City Planner's Report

City Planner Abboud reviewed his staff report.

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.

None

Plat Consideration

- A. Staff Report PL 13-28 Nils O. Svedlund Subdivision 2013 Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

There was no applicant to present and no public comments.

SLONE/STEAD MOVED FOR APPROVAL OF STAFF REPORT PL13-28 WITH STAFF RECOMMENDATIONS.

There was no discussion.

VOTE: YES: BOS, STEAD, HIGHLAND, SLONE

Motion carried.

Pending Business

- A. Staff Report PL 13-36 Diamond Creek Recreation Area Multi-Resource Management Plan

City Planner Abboud reviewed the staff report. He expressed that the meat of the plan are the goals of recreation, conservation, and education.

It was questioned whether the plan allows for trail usage by bicycles, as they can be pretty destructive. There was discussion that equestrian use can also be damaging to trails. The city doesn't have to allow multi user trails in all areas if they choose, or they can have areas of trail designated for equestrian and bicycles.

STEAD/SLONE MOVED THAT THE PLANNING COMMISSION RECOMMENDS THE CITY COUNCIL APPROVE THE DIAMOND CREEK AREA MULTI-RESOURCE MANAGEMENT PLAN.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

New Business

A. Staff Report PL 13-37 Transitional Residential Zone R2

City Planner Abboud reviewed his staff report. There was general discussion about available lands for development, current uses, the water system and its challenges, and the transportation plan.

Informational Materials

- A. City Manager's Report from March 26, 2013 City Council Meeting
- B. KPB Planning Commission Notice of Decisions

Comments of the Audience

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

None

Comments of Staff

City Planner Abboud said he is looking forward to attending the Planning Conference in Chicago and bringing back information to share with the Commission.

Deputy City Clerk Jacobsen corrected an earlier comment that the Council will be talking about the HERC building at their April 22 worksession.

Comments of the Commission

Commissioner Stead said he likes talking about density and looks forward to working on the R2. He spent a lot of time in California and is familiar with developers doing their projects and developments taking a long time because they have to work through all of the processes. It was a fun meeting.

Vice Chair Bos wished the City Planner good luck this week.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at p.m. The next regular meeting is scheduled for May 1, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____