

Session 13-08, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on June 19, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, HIGHLAND, SONNEBORN, STEAD, VENUTI

ABSENT: SLONE

STAFF: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

HIGHLAND/BOS MOVED TO APPROVE THE AGENDA.

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).

None

Reconsideration

None

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 June 5, 2013 meeting
- B. Draft Decision and Findings for CUP 13-06, 265 E. Pioneer Avenue, Request to allow building into setbacks in the Central Business District

HIGHLAND/STEAD SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

A. Staff Report PL 13-51, City Planner's Report

City Planner Abboud reviewed his staff report that was included in the packet.

The group discussed challenges Planning staff has with itinerant merchants, mobile vendors, and people who want to operate temporary businesses longer than 60 days but not hook up to city services. They agreed to talk about it further at some future worksession.

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

Pending Business

A. Staff Report PL 13-49 Transitional Residential Zoning R-2

City Planner reviewed the staff report.

The group had discussion of water and sewer and challenges getting it to some areas due to terrain and cost, especially if a lift station is necessary. They also addressed the difference between R2 and Urban Residential because currently they are almost the same. City Planner Abboud said there are agricultural considerations, particularly for larger livestock, and also permitted and non-permitted uses for R2 will need to be established. Another thing to consider is multi-housing family opportunities in the R2. It is challenging in trying to find opportunity to encourage the larger lots to break down into smaller lots and to help encourage more affordable housing. He referenced the map that shows the sewer lines and noted that with the constraints in the areas without sewer, he doesn't know if it realistic to think some of the larger lots on the hill side are appropriate for R2 or even urban zoning. Showing an overlay of infrastructure on this to see how high value we are getting would be helpful in considering if it's feasible. The comprehensive plan addresses a transition zone, and with the current growth rate the demand might be a long time coming, potentially resulting in a long transition. It comes down to following the water and sewer to maximize the system, get costs down, and guide infill to match infrastructure. It was suggested that if they want to proceed with the R2 they could start small in the Hillside Place area.

The Commission had general discussion to gain understanding of what has happened previously in zoning districts and what they are trying to fix through this process of establishing transitional zoning like R2. Mr. Abboud said it boils down to being efficient in use of the infrastructure, and infrastructure should encourage more dense development.

They reviewed the summary of comments listing from a previous worksession and discussed several of the concepts. No formal action was taken but they may continue to discuss the R2 zoning.

New Business

- A. Staff Report PL 13-50, Bridge Creek Water Protection District Mitigation Plan 1015 Quinalt Avenue

Chair Venuti stated he may have a conflict of interest on this issue.

SONNEBORN/BOS MOVED THAT CHAIR VENUTI HAS A CONFLICT OF INTEREST.

Chair Venuti said that the applicants are clients who he has worked within the past and probably in the future. He doesn't feel that the monetary regulations apply, but that he is friends with the applicants.

Deputy City Clerk Jacobsen commented that because there is no financial gain as outlined in code regarding conflict of interest that it would be appropriate to vote this motion down and then make a determination regarding a situation of personal interest.

VOTE: NO: BOS, STEAD, HIGHLAND, SONNEBORN

Motion failed.

STEAD/HIGHLAND MOVED THAT MR. VENUTI HAS A SITUATION OF PERSONAL INTEREST IN THIS.

When asked to describe the nature of the relationship Chair Venuti, he said they are friends and he does know whatever they do will be first class.

VOTE: YES: HIGHLAND, STEAD, BOS
NO: SONNEBORN

Motion failed based on the rule that four votes are needed to pass a motion. Because a majority felt that there was a situation of personal interest, Chair Venuti passed the gavel to Vice Chair Bos and left the table.

City Planner Abboud reviewed the staff report.

The Commission agreed by consensus to suspend the rules and allow the applicant to come forward and present their information.

Bruce Craigie confirmed the staff report, in that they won't have to take out any mature trees for their project and they plan to do the drive based on specifications outlined in the engineer's report.

They talked briefly about the the condition of no clearing of mature spruce trees and the applicant confirmed that there is no reason to remove any trees in the area they plan to develop.

Point was raised regarding the memo from Northrim Engineering recommending use of crushed rock would then create a pervious surface for a driveway, negating the need for requesting the allowance. City Planner Abboud explained they would still need to go through this process based on the Bridge Creek Watershed area and this takes it to the maximum limit. Mr. Craigie confirmed that he will use

geotech fabric, as he does with all driveways he builds, and that the carport and house will both run into the catchment basin.

HIGHLAND/STEAD MOVED TO ADOPT STAFF REPORT PL 13-50 WITH MITIGATION MEASURE CONDITIONS 1-4 AND APPROVE THE INCREASE OF IMPERVIOUS COVERAGE TO 6.4% AT 1015 QUINALT AVENUE.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carries.

Chair Venuti returned to the table and resumed the chair.

B. Capital Improvement Plan

Informational Materials

- A. City Manager's Report from June 10, 2013 City Council Meeting
- B. Memo 13-079 Recommendation from reappointment of Rick Foster to the KPB Planning Commission
- C. Memo 13-080 Reappointment of Franco Venuti to the Homer Advisory Planning Commission
- D. KPB Planning Commission Notices

There was no discussion.

Comments of the Audience

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

None

Comments of Staff

None

Comments of the Commission

Commissioner Highland said she would like the Commission to consider looking at heliports throughout the zoning districts. Since they have been delving into it, it seems appropriate to look at it.

Commissioner Sonneborn thought it was a well-run meeting tonight and thanked everyone.

Commissioner Bos wished everyone luck with their fishing and thanked Franco for signing up for another term.

Commissioner Stead said it was a nice meeting. He does get confused by the comp plan and maybe it's because he is an engineer and likes things concrete, but to him the plan is hard to follow.

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Chair Venuti agrees they need to talk more about heliports and doesn't agree they need to be eliminated across the board. The City needs to set the rules, FAA has good information available, and there may be a time when the facilities are necessary.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:33 p.m. The next regular meeting is scheduled for June 19, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____