

Session 13-12, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on August 21, 2013 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

STAFF: CITY PLANNER ABBOUD  
DEPUTY CITY CLERK JACOBSEN

### **Approval of Agenda**

SLONE/HIGHLAND 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**

#### **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 August 7, 2013 meeting

HIGHLAND/SLONE MOVED TO ADOPT THE CONSENT AGENDA

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

### **Presentations**

#### **Reports**

A. Staff Report PL 13-59, City Planner's Report

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City Planner Abboud reviewed the staff report. He advised that there will be a FEMA informational meeting on August 28<sup>th</sup> and commented about his concerns with their estimate of possible flooding of Beluga Lake. City Planner Abboud advised that he will be absent for the first meeting in September, and there are no applications in process. He suggested they could cancel that meeting.

B. Transportation Advisory Committee Report

Commissioner Highland reported that the Mattox Street Neighborhood group talked to the Committee about issues on Mattox and the need for traffic calming. They also discussed and made recommendation to Council supporting improvements to the small stretch of Greatland Street by Save-U-More. The group looked over the Non-Motorized Transportation and Trails Plan, and also made a recommendation to add crosswalks at Adams Road on East End Road, Ocean Drive, Kachemak Drive/Spit Road intersection, and Mariner Park/Spit Road entrance.

There was brief discussion about the Special Assessment District (SAD) process that was suggested to the property owners, that the property owners weren't too responsive to that idea, and issues with roads in town.

**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 PL 13-63, Harrington Heights 2013 Replat Preliminary Plat

City Planner Abboud reviewed the staff report.

Sylvia Cassidy, property owner, responded to questions from the Commission. She explained that originally the property was two lots and were re-platted into one lot. She owns the property now and wants to put back to two lots. It has water and sewer to both portions of the lot.

There was brief discussion of the easements that aren't depicted on the plat. City Planner Abboud said that the plat note 3 referencing the easements is adequate for their purposes.

Commissioner Stead commented that there is an eagle's nest in the vicinity of that lot. The applicant states she had seen an owl there once. City Planner Abboud noted that it isn't relevant to this action.

STEAD/SONNEBORN MOVED TO ADOPT STAFF REPORT PL 13-63 HARRINGTON HEIGHTS 2013 REPLAT PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **Pending Business**

None

### **New Business**

A. Staff Report PL 13-64, Election of Officers

Chair Venuti was re-elected as Chair by unanimous consent of the Commission.

Commissioners Bos, Sonneborn, and Stead were nominated for Vice Chair. Commissioner Stead was elected Vice Chair by secret ballot.

### **Informational Materials**

A. City Manager's Report from August 12, 2013 City Council Meeting

### **Comments of the Audience**

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

### **Comments of Staff**

Deputy City Clerk Jacobsen commented that if anyone needs to update their voter registration status for the October 1 election they need to do so by the end of the month.

### **Comments of the Commission**

Commissioner Highland commented that the meeting times are incorrect on the copy of the bylaws that were provided to them. She was glad to hear people here interested in Mattox, the TAC agrees this is a good start and could be a vision for the rest of the City. She congratulated Chair Venuti and Commissioner Stead.

Commissioner Slone congratulated Chair Venuti and Commissioner Stead. He commented about the helicopter CUP. He was disappointed he didn't have an opportunity to participate. He commended Chair Venuti, Commissioner Sonneborn, and Commissioner Highland for their persistence regarding safety, the noise limits outlined in code, and questioning the operation overall. He agreed that there was a safety concern because the proximity of the landing area to the building and the public left no room whatsoever for error to operate at that particular location.

Commissioner Bos welcomed the City Planner back and congratulated him. He also congratulated Chair Venuti and Commissioner Stead.

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Commissioners Sonneborn and Stead had no comment.

Chair Venuti acknowledged Commissioner Highland for being recognized as an outstanding advocate for conservation. He commented his feeling of needing to have more of a driving vision for where to take the commission. He feels like they should be going somewhere and not just reacting. He thinks they need to work on the heliport issue because it is will likely come back to them again, and it would be better to have some real rules in place. He suggested it be added to their worklist. He also suggested adding the issue of cisterns into the zoning regulations as there are some places where it is the only option. Since they won't meet on September 4<sup>th</sup>, he encouraged the group to think about what they can work on.

**Adjourn**

There being no further business to come before the Commission, the meeting adjourned at 7:25 p.m. The next regular meeting is scheduled for September 4, 2013 at 6:30 p.m. in the City Hall Cowles Council Chambers.

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MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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