

Session 14-04, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on February 19, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

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

ABSENT: SONNEBORN, STROOZAS

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN
PLANNING TECHNICIAN HARNESS-FOSTER
DEPUTY CITY CLERK JACOBSEN

Approval of Agenda

Chair Venuti called for a motion to approve the agenda.

HIGHLAND/SLONE SO MOVED.

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).

Rachel Lord, city resident, commented regarding the consent agenda item B, denial of CUP for the Noveiw Daycare facility. She looks at the agendas and saw the materials in the packet and written comment that was submitted and was surprised when she heard the CUP had been denied. She understands there were a lot of neighbors who expressed concern about property values being diminished, traffic, and noise. Her concern is that there were comments provided from neighbors who are within a mile of the proposed location that didn't have any problem with the noise, parking, or with the facility being there, and that they enjoyed its presence. She thinks it's important that the Commission consider concerns but that they also weigh more fact based testimony versus emotional fear based feedback. She referred to the Borough riparian setback hearings as an example of emotional testimony based on fear and misunderstanding. As a decision making body she implored that they weigh those things when they have supporting evidence, especially in an area where zoning would allow Ms. Webster to live in the house and have a daycare without having to get a permit. Ms. Lord said she doesn't know the applicant and isn't clear on the process, but wanted to share her thoughts. She thanked the group for their work.

Megan Murphy, city resident, commented regarding the CUP for the daycare on Noveiw. She said when you don't have child care you trust or an option for child care it makes an employable person question if they can have a job. She was also surprised to see the decision. She hopes to be on the

waiting list for Small Pond because of her child care program. It is about developing the high frontal lobe brain function in a young person. She feels like Susannah is a prime model example of who we want taking care of our children in the community. We lack sufficient child care options in the community.

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 January 15, 2104 meeting
- B. Decision and Findings for CUP 2014-02, a request for a daycare facility at 560 Noview Avenue

Chair Venuti called for a motion to adopt the consent agenda.

BOS/SLONE SO MOVED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

- A. Staff Report PL 14-09, City Planner's Report

Deputy City Planner Engebretsen reviewed the staff report.

There was brief discussion regarding the Council's failing the resolution on the bylaw amendment relating to absences. Deputy City Planner Engebretsen said it will be coming back to council at a future time with an ordinance amendment.

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.

- A. Staff Report 14-16, CUP 14-03 at 4725 Kachemak Drive for Proposal of 4 rental cabins for more than one building containing a permitted principal use on a lot. HCC 21.12.030(n)

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Planning Technician Harness-Foster reviewed the staff report. Staff noted there are two laydown items expressing opposition.

Eric Lee, applicant, said he was available to answer questions from the Commission.

Chair Venuti opened the public hearing. There were no public comments and the hearing was closed.

In response to questions Mr. Lee said he spoke after talking with ACOE the buildings will be on steel pilings. The only fill he is using is for the driveway. Relating to the wetlands he commented that the ground isn't that wet, but because of the vegetation style it is considered wetlands. The property owners who submitted letters in opposition live across the street. Lastly Mr. Lee clarified that the boardwalk will not be dug into the ground, but will be lying on the ground.

Question was raised to staff regarding the submittal of site drawings for applications and if it is acceptable to ACOE. Staff noted the site drawing is adequate for the city and that ACOE is more interested in what is happening with fill.

SLONE/BOS MOVED TO ADOPT STAFF REPORT PL 14-16 CUP14-03 WITH STAFF RECOMMENDATIONS AND FINDINGS.

Commissioner Slone referenced the concerns raised in the written comments about the environment, but the buildings will be on pilings, alleviating that concern. The applicant hasn't expressed any intent to do any clear cutting of the trees as there appears to be an adequate building and parking area. The non-permanent boardwalk will also have minimal effect on the environment. This will be an opportunity for infilling of the area relating to water and sewer and will provide affordable housing opportunities. He sees a lot of positive aspects to the proposal.

Commissioner Highland noted for the record her continued concern for development in wetlands as any development will disrupt natural drainage.

VOTE: YES: BOS, STEAD, HIGHLAND, VENUTI, SLONE

Motion carried.

Plat Consideration

None

Pending Business

None

New Business

A. Staff Report PL 14-20, Heliports

Planning Technician Harness-Foster reviewed the staff report.

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Chair Venuti addressed information he reviewed online relating to FAA recommendations for heliports.

The group talked about the definitions and differences between heliport, helistop, and helipad as outlined in the staff report. No specific recommendation was made regarding incorporating one or all of the definitions but it was suggested that there be 2 categories:

- Heliport, such as at the airport for takeoff and landing, servicing, fueling, and storage.
- Helicopter landing site, which would be a place for landing and takeoff.

It was also suggested that the threshold before it becomes a land use issue could be 4 flights, 2 departures and 2 landings in a time frame from 8:00 a.m. to 8:00 p.m. because of the noise.

Some opinions were that the only place for a helicopter landing site, other than the hospital, should be on the spit. An opposing view was that it could negatively impact the recreational uses on the spit, several operators who want to have landing sites on the spit would raise issues, and that helicopters should only be allowed to take off and land at the airport.

For discussion purposes the Commission reviewed the use of a helipad, where a helicopter can take off and land, but not be serviced, in the city's zoning districts. They agreed it is not appropriate in any of the residential districts, with the exception of the hospital, which is located in residential office.

Some members were supportive of the idea of allowing a helipad in the central business, marine industrial, and east end mixed use districts by CUP only. It was suggested that they may want to consider allowing some servicing options in marine industrial since there is already other types of fuel related servicing taking place out there.

B. Training by Deputy City Clerk Jacobsen

Deputy City Clerk Jacobsen reviewed some meeting rules with the Commission, including why meeting rules are in place, main motions, parameters for discussion, and amending motions. She also touched on the disciplinary process that is outlined in HCC 1.18. for instances where a Commissioner feels a violation has occurred and doesn't feel comfortable addressing it with the person or with staff.

The group discussed other aspects of the meeting process and ways to work with the public to help them understand the processes that are in place for the commission.

C. Staff Report PL 14-19, Land Allocation Plan

The Planning Commission had made no recommendation to Council on the Land Allocation Plan.

D. Staff Report PL 14-18 Storm Water/ Green Infrastructure

Deputy City Planner Engebretsen reviewed her staff report. She would like Public Works Director Meyer to talk to the Commission about storm water and the Design Criteria Manual. She thinks addressing the manual in small and incremental, goal oriented ways, would be more successful.

Discussion points included:

- Planning for a bigger rain event.
- Pros and cons of upsizing culverts.
- Addressing residential impacts by limits for impervious surface that could vary by district, rather than by footprint size.
- Revising code criteria for subdividing.
- Consider whether to codify the storm water plan and make minor adjustment to storm water handling.
- It's important to educate the public and acknowledge that each of us plays a part in dealing with water.

Commissioner Stead brought up some changes he felt need to be addressed in code and volunteered to continue his review and bring back some suggestions where changes to minor areas in code could make a significant impact.

Deputy City Planner Engebretsen said she would schedule time with the Public Works Director. She recapped tonight's ideas like vegetating more quickly after development, designing for a bigger storm water event, as well as a few other things that would be positive incremental changes.

Informational Materials

- A. KPB Planning Commission Notice of Decisions:
 - Tietjen Subdivision 2013 Addition Preliminary Plat
 - Paradise Heights Subdivision 2013 Replat Preliminary Plat
- B. City Manager's Report from the February 10, 2014 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 Planner Engebretsen and Planning Technician Harness-Foster said it was a good meeting.

Comments of the Commission

Commissioner Stead said to be careful what you ask for.

Commissioner Bos said it was a good meeting tonight.

Commissioner Slone had no comment.

Commissioner Highland said she is excited about their conversations and is anxious to get started.

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Chair Venuti commended staff on their work tonight.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 9:20 p.m. The next regular meeting is scheduled for March 5, 2014 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____