

Session 14-05, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:30 p.m. on March 5, 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: CITY PLANNER ABBOUD
DEPUTY CITY CLERK JACOBSEN
PUBLIC WORKS DIRECTOR MEYER
FIRE CHIEF PAINTER

Approval of Agenda

Chair Venuti called for a motion to approve the agenda.

SLONE/HIGHLAND 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).

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 February 19, 2104 meeting
- B. Decision and Findings for CUP 2014-03 Proposal of 4 rental cabins at 4725 Kachemak Drive.
More than one building containing a permitted principal use of a lot HCC 21.14.030(n)

Chari Venuti called for a motion to approve the consent agenda.

HIGHLAND/SLONE SO MOVED

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Presentations

Reports

A. Staff Report PL 14-17, City Planner's Report

City Planner Abboud reviewed his staff report.

Commissioner Slone asked whether the realtors had been asked to attend a worksession and talk to the Commission. City Planner Abboud said he has asked, but they didn't express much interest in participating right now. Mr. Slone also raised concern about Commissioner Sonneborn's number of consecutive absences and he hopes the issue of excused absences can be put on the next agenda along with some other bylaw changes that need to be dealt with.

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 PL 14-21, Public Hearing for an Unlisted Use Per HCC 21.04.020 for a Fire Station Within the Rural Residential District

City Planner Abboud reviewed the staff report.

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

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 14-21 FOR AN UNLISTED USE PER HCC 21.04.020 FOR A FIRE STATION WITHIN THE RURAL RESIDENTIAL DISTRICT WITH STAFF RECOMMENDATIONS AND FINDINGS.

Commissioner Bos commented that this has been on the city's wish list for a long time and it is good to move ahead with it.

Commissioner Stead noted there is a similar fire station being proposed on Diamond Ridge. City Planner Abboud said it is a quite a way from the city and he doesn't know when it's going to be done. Mr. Stead also questioned the square footage in rural residential. Mr. Abboud said the site is over 8 acres and this won't exceed the allowable square footage.

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Commissioner Highland questioned the cost to the city. City Planner Abboud explained that the funding is in place through a legislative grant that was reallocated to this project and the Harbormaster's building project.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL 14-22, Condition Use Permit 2014-14 for a Fire Station at 188 Skyline Drive

City Planner Abboud reviewed the staff report.

Public Works Director Meyer and Fire Chief Painter had nothing additional to present and were available for questions.

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

Commissioner Stead asked if there are any concerns with the parcel being part city land and part borough land. City Planner Abboud explained that there are no restrictions by the Borough relating to the property, and it would have to be reviewed by the Commission based on the Bridge Creek Water Shed district requirements.

In response to questions, Public Works Director Meyer explained that the foundation is from the former water treatment plant building that collapsed a few years back. The foundation is still intact and will be reinforced with a 4 to 8 inch slab on top to better accommodate the heavy vehicles. The former water plant was built for a heavy load as the building housed water tanks and other equipment. The building will be steel framed and will be serviced with natural gas by the end of summer. The roof will be designed for snow loads up to 100 pounds per square foot, and the project does not create any more impervious area.

Fire Chief Painter explained that the station will not be manned. The original plan includes a small office for completing paperwork and a restroom and is designed as a storage facility for the reserve engine, and hazmat trailer. They would move a pumper truck up there when they acquire a ladder truck, and a brush truck as that is the greater wild land danger area. It will be a three or four bay building, depending on what the budget allows for. In relation to improving response time Fire Chief Painter explained that it will be more efficient in responding to fires in the area. Fire trucks are slow to begin with, and their speed driving the heavier trucks up East or West Hill can reduce to as low as 20 miles per hour. The tanker that will be housed up there weighs 57,000 pounds. It is expected that dispatching a team from town in utility vehicles will result in a more effective response time for the area. He added that it will improve insurance rates for people within a 5 mile radius.

BOS/HIGHLAND MOVED TO ADOPT STAFF REPORT PL 14-22, CUP 14-04 FOR A FIRE STATION AT 188 SKYLINE DRIVE WITH STAFF RECOMMENDATIONS AND FINDINGS.

There was no further discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

Plat Consideration

None

Pending Business

- A. Staff Report 14-24, Ordinance 14-09(A), An Ordinance of the City Council of Homer, Alaska, Amending Homer City Code 21.12.020, "Permitted Uses and Structures", to Expand the Permitted Uses in the Rural Residential District to Include the Addition of a Detached Dwelling Unit as an Accessory to a Single Family Dwelling on a Lot Serviced by City Water and Sewer Services. City Manager/Planning. Introduction February 10, 2014, Public Hearing and Second Reading February 24, 2014

City Planner Abboud reviewed the staff report.

The Commission discussed the proposed amendment to include lots over one acre not serviced by water and sewer. They reviewed the process the city uses for approving plans for homes with septic systems. City Planner Abboud explained that city reviews the plan approved by DEC and that it is being installed by a certified installer.

The general consensus of the group was that it should remain allowable as a conditional use. They expressed concern about ensuring adequacy of the system in place being able to accommodate the additional housing. It was also suggested that there be a separate system in place for the additional dwelling. Another issue raised is that generally people living in the rural district don't want a lot of density in their neighborhoods, and leaving it as a CUP gives people an opportunity to be noticed and give feedback about the development.

The Commission will hold a public hearing at their next meeting and make their recommendations after they hear public input.

- B. Staff Report PL 14-23, Heliports March 2014

Chair Venuti noted that they addressed this during the worksession.

Question was raised whether the hospital heliport will be squared away before they take on the rest of this. City Planner Abboud said there are different ways this can be addressed and he will work with the attorney on the best way to resolve it.

Commissioner Highland expressed her opposition to helipad in the rural office district, with exception of the hospital, and in the bridge creek watershed area. She would be supportive of it in GC2 and marine industrial with a special temporary permit that could be acquired from the Planning Department, but not as a use through a CUP.

Regarding the Bridge Creek Watershed area, City Planner Abboud said he would be reluctant to disallow it as there are areas that are difficult to get to and he doesn't think it would impede on the

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water quality that much. The purpose of the area is exclusively to protect the water, aside from that, it's outside the city.

They reviewed the area designated as GC2 and discussed heliport and helipad uses.

SLONE MOVED TO COMBINE THE TWO TERMS AND CALL THEM HELICOPTER OPERATIONS IN CONJUNCTION WITH CUP'S.

Motion failed for lack of a second.

City Planner Abboud said they can continue to work on this topic at future meetings.

C. Staff Report PL 14-25, Itinerant Merchant (IM) and Mobile Food Service Vendors (MFS)

City Planner Abboud reviewed the staff report that included feedback from their February 5th meeting. This is an update and staff will continue to explore solutions with Public Works and the Police Department, and then report back to the Commission.

The Commission didn't have additional input. At their last meeting they had talked about having a hearing in the spring to get feedback from interested parties.

New Business

None

Informational Materials

- A. KPB Plat Committee Notice of Postponement Re: Barnett's South Slope Subdivision Quiet Creek Park Preliminary Plat
- B. KPB Planning Commission Notice of Subdivision/Replat Re: Barnett's South Slope Sub Quiet Creek Park
- C. Email from KPB Platting Staff to Homer Planning Staff with revised Quiet Creek Preliminary Plat
- D. City Manager's Report from the February 24, 2014 City Council Meeting

Comments of the Audience

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

None

Comments of Staff

There were no staff comments.

Comments of the Commission

Commissioner Highland wanted to make sure that the storm water and green infrastructure will be put on the agenda.

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Commissioner Bos said he would still like to hear from Public Works Director Meyer about storm water at a worksession.

There were no other Commission comments.

Adjourn

There being no further business to come before the Commission, the meeting adjourned at 8:00 p.m. The next regular meeting is scheduled for March 19, 2014 at 6:30 p.m. in the City Hall Cowles Council Chambers.

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

Approved: _____