

Session 14-09, a Regular Meeting of the Homer Advisory Planning Commission was called to order by Chair Venuti at 6:35 p.m. on May 7, 2014 at the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

PRESENT: COMMISSIONERS BOS, ERICKSON, HIGHLAND, STEAD, STROOZAS, VENUTI

ABSENT: COMMISSIONER SLONE

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN
DEPUTY CITY CLERK KRAUSE

APPROVAL OF AGENDA

Chair Venuti called for a motion to approve the agenda.

BOS/HIGHLAND - SO MOVED

There was no discussion.

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).

There were no public comments.

RECONSIDERATION

No items were scheduled for 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 the minutes of April 16, 2014 meeting
- B. Decisions and Findings for Conditional Use Permit (CUP) 2014-05 Request to Allow Building into the front Setback at 320 W. Pioneer Ave.

Chair Venuti requested a motion to approve the consent agenda.

BOS/HIGHLAND - SO MOVED.

There was no discussion.

The consent agenda was approved by consensus of the Commission.

PRESENTATIONS

There were no presentations scheduled.

REPORTS

A. Staff Report PL 14-37, City Planner's Report

Deputy City Planner Engebretsen reviewed her 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.

A. Staff Report PL 14-38, Vacation of utility and pedestrian easements at 4311 Freight Dock Road

Deputy City Planner Engebretsen reviewed the staff report; stated staff is recommending approval of the request for a vacation of the utility and pedestrian easement.

There was one question from the commission regarding location of the pedestrian path along the harbor.

Mr. Dan Nelsen, Project Manager and Carey Meyer, Public Works, City of Homer, provided a brief summary of the project requiring the need for the vacation of the easements.

The commission requested clarification on existing utilities relocation.

Chair Venuti opened the public hearing. No audience was present and the public hearing was closed. There was no rebuttal by staff or applicant. There were no further questions from the commission. Chair Venuti requested a motion.

BOS/ERICKSON - MOVED TO ADOPT STAFF REPORT PL 14-38 VACATION OF UTILITY AND PEDESTRIAN EASEMENTS AT 4311 FREIGHT DOCK ROAD WITH STAFF RECOMMENDATION.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

B. Staff Report PL 14-39, CUP 14-06 Request for a new Harbormaster building with overslope development and located within the required setback area at 4311 Freight Dock Road

Deputy City Planner Engebretsen provided a correction that the proposed building was moved five feet from the property line and continued to reviewed the staff report; stated staff is recommending approval of the request for a conditional use permit with conditions. Ms. Engebretsen stated for the record that Finding #3 should read: The design of harbormaster office and the boardwalk platform are compatible with the design of the harbor viewing platform and the Seldovia Ferry office on the adjoining properties.

Mr. Nelsen provided a brief summary of the project.

Chair Venuti opened the public hearing. No audience was present and the public hearing was closed. There was no rebuttal by staff or applicant.

Staff and the Applicant responded to questions from the commission regarding:

- vacation of lot lines
- public input opportunity
- extension of a structure over a property line where the property is owned by the same person or entity
- aesthetics
- exterior finish schedule
- location in relation to harbor staff accomplishing daily tasks
- size of building
- the future of the existing harbormaster office
- oil containment equipment on existing site

BOS/ERICKSON - MOVED TO ADOPT PL 14-39, CUP 14-06, REQUEST FOR A NEW HARBORMASTER BUILDING WITH OVERSLOPE DEVELOPMENT AND LOCATED WITHIN THE REQUIRED SETBACK AT 4311 FREIGHT DOCK ROAD WITH FINDINGS 1-12 AND CONDITIONS 1-3.

There was a brief discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

- A. Staff Report PL 14-40, Barnett Subdivision, Quiet Creek Addition 2014 Preliminary Plat

Deputy City Planner Engebretsen reviewed the staff report; stated staff is recommending approval of the plat.

One comment in favor was received from a neighboring property owner and was provided as a laydown.

Mr. Carey Meyer provided a summary of the project as the prospective purchaser of the property in question. There was no public present for comment. Staff responded to questions regarding the application process for a preliminary plat.

Mr. Meyer responded to the concern expressed by the commission regarding property owner approval of this application for a preliminary plat and provided assurance that nothing underhanded was being conducted. Other items addressed were existing road improvements, winter maintenance of the driveway, wetlands encroachment, permitting required from the Corps of Engineers,

STEAD/BOS - MOVED TO ADOPT STAFF REPORT PL 14-40 AND APPROVE BARNETT SUBDIVISION, QUIET CREEK ADDITION 2014 PRELIMINARY PLAT WITH STAFF RECOMMENDATIONS.

Discussion regarding written documentation from the property owner.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

A. Staff Report PL 14-42, Draft Ordinance 14-XX Amending Homer City Code 21.03.040 Definitions to include "Hospital" and "Helipad" and redefining where heliports and helipads are permitted.

Deputy City Planner Engebretsen provided a summary of the staff report.

Discussion ensued regarding the commission's previous action on this ordinance.

HIGHLAND/- MOVED THAT THE COMMISSION ONLY ALLOW HELIPORTS IN THE AIRPORT AREA AND THAT HELIPADS ARE ONLY ALLOWED AT THE AIRPORT.

The motion died for lack of a second.

Discussion ensued on allowing heliports and helipads in Marine Industrial; the difference between a heliport and helipad; locations on the spit zoned Marine Industrial; previous lessons learned; a Conditional Use Permit is required;

ERICKSON/HIGHLAND - MOVED THAT HELIPAD IS ALLOWED WITH A CUP IN MARINE INDUSTRIAL AND HELIPORTS ARE NOT ALLOWED IN MARINE INDUSTRIAL.

Further discussion ensued on allowing helipads or heliports on the spit.

VOTE. NO. BOS, HIGHLAND, VENUTI, STROOZAS

VOTE. YES. ERICKSON, STEAD

Motion failed.

STEAD/ERICKSON - MOVED THAT HELIPADS BE ALLOWED IN MARINE INDUSTRIAL WITH A CUP.

There was a brief discussion on supporting points for allowing a helipad would be consistent if a heliport is already allowed.

VOTE. YES. ERICKSON, STEAD, VENUTI, STROOZAS, BOS

VOTE. NO. HIGHLAND.

Motion carried.

HIGHLAND/BOS - MOVED TO CHANGE HELIPADS BEING PERMITTED OUTRIGHT IN THE BRIDGE CREEK WATER PROTECTION (BCWP) TO REQUIRE A CUP FOR HELIPADS.

There was a discussion on the pros and cons to allowing helipads by CUP process only.

VOTE. NO. STEAD, STROOZAS.

VOTE. YES. VENUTI, HIGHLAND, BOS, ERICKSON.

Motion carried.

Staff explained the table for GC2 that Heliports are permitted outright at the airport and that helipads are allowed only by CUP process for GC2.

Commissioners requested the following changes:

- under the RO Helipads CUP needed insert Hospital.
- remove the permitted outright from the table for Helipad
- remove the permitted outright from the table for Heliports and include an explanation for the airport

NEW BUSINESS

A. Staff Report PL 14-41, Draft Ordinance 14-XX Amending Homer City Code 21.60.060 Table 3 Permitted Sign Characteristics by Zoning District to permit Changeable Copy and Internally Illuminated signs in the Gateway Business District

Staff reviewed the report. Recommendation to allow changeable copy signage and discuss allowing internally lit signage at this meeting.

A lengthy discussion was entertained on the pros and cons of changeable copy and whether the signage was internally lit or externally lit. Staff requested the commission come to consensus on what they would like to see and then the public can weigh in on the guidelines as presented. Currently signage that is externally lit is allowed.

Staff stated that the commission initiated an ordinance. This item can be postponed and discussed later. They can vote on it. The commissioners can recommend no changes be made and Council will make the final decisions.

Staff confirmed any commissioner can initiate a zoning ordinance referencing HCC 21.95.010. The next step is a public hearing held by the commission; the commission will then submit a recommendation to City Council will make the final decision.

Further discussion covered allowing permanent changeable copy signs on private property in the gateway business district, urban residential, rural residential and residential office districts; adding the word "permanent"; adding portable signs not permitted.

Staff summarized the recommendations of the commission and stated this would be back before the commission in June.

INFORMATIONAL MATERIALS

- A. City Manager's Report from April 14 and April 28, 2014 City Council Meetings
- B. KPB Notice of Decision RE: Bayview Gardens Subdivision 2014 Addition Preliminary Plat

COMMENTS OF THE AUDIENCE

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

Mr. Carey Meyer commented on the long meeting needing a CUP. He then provided a status update on the improvements to the Spit Trail, Public Restrooms and Karen Hornaday Park Pavilion.

COMMENTS OF STAFF

There was no comment from staff.

COMMENTS OF THE COMMISSION

Commissioner Highland commented on properties not being correctly platted and advising people about upcoming tree cutting in regards to the natural gas. She also questioned the size of the easement up West Hill Road.

Commissioner Bos commented on the two pieces of a house that is in the Gateway District and that it should be taken care of before the tourists arrive for the season. He hopes to see the work continued to clean up the portable junk yards, they are right in the thick of things and really bother him.

Commissioner Erickson, Stead and Stroozas had no comments.

Commissioner Venuti commented that he really liked the Sandhill Cranes on the restroom, it is really beautiful; that it wasn't fair to disband the TAC to cut down on overtime, he will have to comment on that at the City Council meeting and he also hoped that the commissioners will attend the meet & greet next Thursday with the EDC at the Chamber of Commerce mixer from 5-7 p.m.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:29 p.m. The next regular meeting is scheduled for May 21, 2014 at 6:30 p.m. in the City Hall Cowles Council Chambers. There is a worksession at 5:30 p.m. prior to the meeting.

Renee Krause, CMC, Deputy City Clerk

Approved: _____