

Session 20-09, a Regular Meeting of the Planning Commission was called to order by Chair Venuti at 6:33 p.m. on July 15, 2020 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar.

PRESENT: COMMISSIONERS HIGHLAND, PETSKA-RUBALCAVA, BARNWELL DAVIS AND VENUTI AND BENTZ

ABSENT: COMMISSIONER SMITH (EXCUSED)

STAFF: DEPUTY CITY PLANNER ENGBRETSSEN
DEPUTY CITY CLERK KRAUSE

There was a delay in starting the meeting due to technical difficulties. Commissioner Barnwell was intermittent during various times of the meeting due to internet connection loss.

APPROVAL OF THE AGENDA

Chair Venuti requested a motion to approve the agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Deputy City Clerk Krause provided clarification on the ability of the public to comment on the reconsideration.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

Derotha Ferraro, Public Relations Officer South Peninsula Hospital, commented on the reconsideration of the Medical District ordinance noting the following points of conflict resolution to an overlay area within the district; changing the definition of Helipad to address the future needs of the district; towers and towers height with regards to impacts referenced in a separate written comment.

Lane Chesley, resident, commented on the reconsideration encouraging the Commission to continue their work on this district. He noted that in his review of each the districts in regards to non-residential over residential the preference is only listed in CBD, Gateway Mixed Use and Marine Industrial. He encouraged finding win/win situations. On building height he commented on the visionary statement at the last meeting by the Chair on creating building

height standards; he encouraged not setting a height limit and addressing it with the CUP process; the Helipad he asked respectfully that the Chair bring that before the Commission and Staff for further analysis due to the increased benefits to the community.

RECONSIDERATION

- A. Memorandum PL 20-47 from Deputy City Planner re: Reconsideration of motion to Forward a Draft Ordinance Creating the Medical Zoning District to City Council

Chair Venuti requested a motion to reconsider.

HIGHLAND/DAVIS MOVED TO RECONSIDER THE MOTION TO ADOPT STAFF REPORT 20-38 AND FORWARD THE DRAFT ORDINANCE CREATING A MEDICAL ZONING DISTRICT TO CITY COUNCIL.

Discussion points on the reconsideration were as follows:

- Creating a new zoning district is important and comments submitted by the public should be considered appropriately by the Commission
 - o Not setting a fixed maximum building height
 - o Multi-family residential should not be considered commercial
 - o Conflicts resolved in favor of commercial versus residential uses
 - o Helipad Use should be considered
 - o Tower Height impacting air travel in the district

VOTE. YES, HIGHLAND, BENTZ, VENUTI, DAVIS, PETSKA-RUBALCAVA, BARNWELL

Motion carried.

This will be discussed under New Business Item A.

ADOPTION OF CONSENT AGENDA

- A. Minutes of the June 17, 2020 Planning Commission Regular Meeting

Chair Venuti requested a motion to approve the Consent Agenda.

HIGHLAND/BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS REPORTS

A. Staff Report 20-42, Acting City Planner's Report

Acting City Planner Engebretsen welcomed back Commissioner Petska-Rubalcava and welcomed Commissioner Barnwell to the Planning Commission. She noted the multiple ordinances that will be before Council at the July 27th City Council meeting which means that there will be multiple items coming to the Commission in the future in regards to planning and projects; the Slope failure at Karen Hornaday Park, recommending the Commissioners get out there a take a look at the area to familiarize themselves when using technical terms; hopefully by mid-August they will have the New City Manager in place and Rick Abboud will be able to take back his duties as City Planner.

Commissioner Highland inquired about the process for Commissioner Barnwell to receive clarifications on issues as they come up in the meeting.

Acting City Planner Engebretsen responded that Commissioner Barnwell could use the chat feature or text her if he has questions.

Commissioner Barnwell appreciated Commissioner Highlands concerns and stated that if he has a question he will probably send a TEXT to staff.

PUBLIC HEARING(S)

- A. Staff Report 20-43, An Ordinance amending the Homer City Zoning Map to rezone 4061 Pennock Street from Urban Residential Zoning District to Residential Office Zoning District

Chair Venuti introduced the item by reading of the title into the record and inquired if any Commissioners would like to declare a conflict.

Commissioner Petska-Rubalcava declared she may have a conflict.

HIGHLAND/BENTZ MOVED THAT COMMISSIONER PETSKA-RUBALCAVA HAD A CONFLICT OF INTEREST.

Commissioner Petska-Rubalcava explained her dealings with the applicant. She expressed that she could make an unbiased decision.

VOTE. NO. BENTZ, VENUTI, DAVIS, HIGHLAND

Motion failed.

Chair Venuti declared he may have a conflict of interest.

HIGHLAND/BENTZ – MOVED THAT COMMISSIONER VENUTI HAS A CONFLICT OF INTEREST.

Commissioner Venuti explained that he has provided services to the applicant but not in this matter and believes that he could render an unbiased opinion based on the information presented.

VOTE. NO. BARNWELL, HIGHLAND, DAVIS, BENTZ, PETSKA-RUBALCAVA.

Motion failed.

Acting City Planner Engebretsen stated the action requested by the applicant and outlined in Staff Report 20-43 and staff recommended approval by the Commission.

There was no applicant present.

Chair Venuti opened the Public Hearing, after confirming with the Clerk that there were no public signed up to provide testimony and no public wishing to provide testimony he closed the Public Hearing and opened the floor to questions from the Commission.

The Commission did not present any questions on the actions.

Chair Venuti requested a motion.

HIGHLAND/BENTZ MOVED TO ADOPT STAFF REPORT 20-43 AND RECOMMEND CITY COUNCIL APPROVE AMENDING THE OFFICIAL ZONING MAP BY EXPANDING THE RESIDENTIAL OFFICE DISTRICT TO INCLUDE ONE ACRE PARCEL AT 4061 PENNOCK STREET.

There was no discussion.

VOTE. YES. BENTZ, VENUTI, DAVIS, PETSKA-RUBALCAVA, HIGHLAND, BARNWELL.

Motion carried.

- B. Staff Report, 20-44, Conditional Use Permit 20-09 to use an existing building for the production of wines and meads at 3657 & 3637 Main Street

Chair Venuti introduced the item by reading the title into the record.

HIGHLAND/BENTZ – MOVED THAT COMMISSIONER DAVIS HAD A CONFLICT.

Commissioner Davis declared that as the applicant and property owner he has a conflict.

VOTE. YES. VENUTI, HIGHLAND, BENTZ, PETSKA-RUBALCAVA, BARNWELL

Motion carried.

Commissioner Davis “departed” the meeting by turning his video and audio off.

Acting City Planner Engebretsen provided a summary of Staff Report 20-44 for the Commission and staff recommendation for approval of this conditional use permit.

The applicant had no presentation.

Chair Venuti opened the Public Hearing having no public signed up prior to the meeting to provide testimony and no one in the audience indicating that they would like to provide testimony he closed the Public Hearing.

Chair Venuti noted that there was no testimony for rebuttal from staff or the applicant he requested a motion from the Commission on the action.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-44 AND RECOMMEND APPROVAL OF CUP 20-09 WITH FINDINGS 1-10 AND CONDITION 1 OUTDOOR LIGHTING MUST BE DOWNWARD DIRECTIONAL AND NOT PRESENT LIGHT TRESPASS OR GLARE PER HOMER CITY CODE 21.59.030 AND THE COMMUNITY DESIGN MANUAL.

There was a brief discussion on the parking for the facility being on a separate lot from the facility being allowed since both parcels were under the same ownership.

VOTE. YES. BARNWELL, HIGHLAND, BENTZ, VENUTI, PETSKA-RUBALCAVA.

Motion carried.

Commissioner Davis returned to the meeting.

- C. Staff Report 20-45, Conditional Use Permit 20-10 to build four single family dwellings at 750 Nedosik Road

Chair Venuti introduced the item by reading of the title into the record.

Acting City Planner Engebretsen provided a summary of Staff Report 20-45 and staff recommends approval of the actions.

There was no applicant present.

Chair Venuti opened the Public Hearing confirming with the Clerk that there were no members of the public previously signed up to provide testimony or having indicated by raising their hand icon from those attending the meeting currently he closed the Public Hearing.

Chair Venuti then asked if there were any questions for staff from the Commission.

There was a brief question but it is related to the next action on the agenda and not to be addressed at this time.

Commissioner Bentz requested clarification on the layout of the development and that it would be out of the indicated wetlands.

Chair Venuti requested a motion hearing no further questions from the Commission.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-45 AND RECOMMEND APPROVAL OF CUP 20-10 WITH FINDINGS 1-11 AND CONDITION 1 OUTDOOR LIGHTING MUST BE DOWNWARD DIRECTIONAL AND NOT PRESENT LIGHT TRESPASS OR GLARE PER HOMER CITY CODE 21.59.030 AND THE COMMUNITY DESIGN MANUAL.

There was no discussion.

VOTE. YES. BENTZ, HIGHLAND, VENUTI, BARNWELL, PETSKA-RUBALCAVA, DAVIS.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 20-46, Newton Subdivision 2020 Replat Preliminary Plat

Chair Venuti introduced the item by reading of the title.

Acting City Planner Engebretsen provided a summary of Staff Report 20-46 and staff recommendation to approve.

Steve Smith, surveyor for the applicant, did not have a presentation and was available for questions from the Commission.

Chair Venuti opened the public comment period; After confirming with the Clerk that there were no members of the public signed up prior to comment and no one attending raised their hand icon to comment he closed the public comment period and opened the floor to questions from the Commission.

Commissioner Highland inquired about the reduction in lot size for the area.

Acting City Planner Engebretsen responded that they typically allow lots to change configuration as long as it does not create a smaller piece of property in this area. However, they have never gone as far as requiring a property owner to have one lot by moving lot lines to conform with city code. She provided a simple example for the Commission.

Chair Venuti inquired about assessments such as the natural gas assessment.

Acting City Planner Engebretsen explained that to her knowledge most natural gas assessments have been paid off and if there was an assessment it would need to be taken care of but she did not have the assessment information on this property. She further explained that information would be with the Finance department and not a concern of the Commission for this action.

Chair Venuti then requested a motion hearing no further questions from the Commission.

HIGHLAND/BARNWELL MOVED TO ADOPT STAFF REPORT 20-46 AND RECOMMEND APPROVAL OF A PRELIMINARY PLAT TO RECONFIGURE THREE SMALLER LOTS INTO TWO LARGER LOTS WITH COMMENTS 1 AND 2:

1. INCLUDE PLAT NOTE STATING PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY) PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL STATE AND FEDERAL PERMITS
2. PER HCC 22.10.051 EASEMENTS AND RIGHTS OF WAY DEDICATE A 15 FOOT UTILITY EASEMENT ALONG SKYLINE DRIVE. PLAT NOTE 4 STATES EXISTING EASEMENT IS ONLY 10 FEET

There was no discussion.

VOTE. YES. BENTZ, VENUTI, DAVIS, PETSKA-RUBALCAVA, BARNWELL, HIGHLAND

Motion carried.

B. Staff Report 20-47, REVISED Jack Gist Subdivision No. 3 Preliminary Plat

Chair Venuti introduced the item by reading of the title into the record and requested Commissioners to declare any conflicts they may have.

Commissioners Highland and Petska-Rubalcava previously found having a conflict on this item at the last meeting, turned off their audio and departed from the meeting.

Acting City Planner Engebretsen provided a summary of Staff Report 20-47 for the Commission and requested the Commission add as number five the following recommendation which was omitted from the written report Grant an exception to Kenai Peninsula Borough Code 20-30-130(b) Curve Requirements. Noting that she has reviewed the request with the city engineer and the city has no objection to the request. She also noted the updated comments received from Public Works and the public.

Steve Smith, surveyor for the applicant, commented and explained the request for exception to the Borough Code was in response to amending the design at the request of Commission and Public Comments. He noted that the project will allow for water and sewer to be installed for the park

Chair Venuti opened the public comment period. After confirming with the Clerk that there were no members of the public previously signed up to comment and there were none with the raised hand icon showing, Chair Venuti closed the public comment period and opened the floor for questions from the Commission.

BENTZ/DAVIS MOVED TO ADOPT STAFF REPORT 20-47 AND STAFF REPORT 20-41 AND RECOMMEND APPROVAL OF JACK GIST SUBDIVISION NO. 3 PRELIMINARY PLAT REVISED WITH COMMENTS 1-5:

1. INCLUDE PLAT NOTE STATING PROPERTY OWNER SHOULD CONTACT ARMY CORPS OF ENGINEERS PRIOR TO ANY ONSITE DEVELOPMENT OR CONSTRUCTION ACTIVITY TO OBTAIN THE MOST CURRENT WETLAND DESIGNATION (IF ANY) PROPERTY OWNERS ARE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL STATE AND FEDERAL PERMITS
2. PROVIDE STREET NAMES THAT COMPLY WITH E911 STANDARDS
3. ADHERE TO PUBLIC WORKS RECOMMENDATIONS. A SUBDIVISION DEVELOPMENT AGREEMENT IS REQUIRED.
4. PROVIDE A TRAIL EASEMENT BETWEEN LOTS 31 AND 32 CONCURRENT WITH SEWER EASEMENT TO PROVIDE NON-MOTORIZED ACCESS TO THE PARK.
5. COMMISSION APPROVES GRANTING AN EXCEPTION TO KPB 20.30.130 (B) CURVE REQUIREMENTS. ALLOWING A REVERSE CURVE DUE TO CONSTRAINTS OF TYING INTO JACK GIST LANE OVER A SHORT DISTANCE.

There was a brief clarification on the conflicts of Commissioners declared at the previous meeting on this action.

Further comment on the revision being an improvement to address the traffic concerns expressed by the public.

VOTE. YES. BENTZ, DAVIS, BARNWELL, VENUTI.

Motion carried.

C. Staff Report 20-48, Foothills Subdivision Sunset View Estates 2020 Addition
Preliminary Plat

Chair Venuti introduced the item by reading of the title.

Acting City Planner Engebretsen provided a summary of Staff Report 20-48 for the Commission and staff recommendations.

Tom Stafford, Applicant and Steve Smith, surveyor for the applicant were present. Mr. Stafford was available for questions but would leave the other to Mr. Smith.

Steve Smith noted his time spent on the Transportation Committee and the Transportation Plan and that this connectivity has been supported by the Transportation Committee and the City Council. He then noted the steep slope and how that affects the connection of Tajen Lane and Eric Lane. It does not deviate much from the previously approved plat.

Chair Venuti inquired if there were any questions for Mr. Stafford or Mr. Smith.

Chair Venuti questioned the intersection of roads onto West Hill from Linstrang Way and the creation of a blind curve.

Mr. Smith responded on the previously platted roads and that they are performing all the requirements of Borough code Title 20, further noting the city's approved Transportation Plan and his tenure on the Transportation Committee.

Deputy City Clerk cited a point of order noting that it was the period for Public Comment on the action at the current time.

Chair Venuti opened the Public Comment.

Marcia Kuszmaul, property owner, commented on the existing conditions of West Fairview and Eric Lane and any improvements to that intersection during the development.

Chair Venuti requested the applicant to address that question.

Mr. Smith responded that he has discussed with Public Works on that issue and there have been comments made regarding the City participating in that portion of it with HART funds but that is a Council decision. There is a potential of another project to the north that could solve those issues in the future but as far as Mr. Stafford and the subdivision agreement with the city there is no requirement at this point to address. It will depend on what that agreement will look like.

Acting City Planner Engebretsen provided information on the long term plan for developing W Fairview Avenue and Eric Lane connecting to West Hill. She noted the process of development of West Fairview Avenue east toward Mullikin is less known. There is a public process for road development. There is no proposals in the known future.

Commissioner Bentz raised a point of order that it was still the Public Comment period.

Chair Venuti closed the public comment period after confirming with the Clerk there were no additional raised hands from the attending members of the public and opened the floor to questions from the Commission.

Commissioner Highland noted her service on the Transportation Advisory Committee with Mr. Smith and working on the Transportation Plan which requires updating, she acknowledged the additional traffic that will result from connecting Eric Lane to West Fairview and the impending disgruntled residents on that but the question and concern posed by Mr. Faulkner was the Linstrang Way intersection with West Hill Road and she assumed that it was already addressed with the State.

Acting City Planner Engebretsen interpolated that West Hill Road is a state road and those intersections are not on the table for consideration or action by the Commission. The comments are well intentioned but the current road connections are not for the Commission to address with this action.

Commissioner Highland then noted a grammatical error on page 119, Staff Recommendation #5 needed the word “of” inserted between right and way.

Chair Venuti requested a motion hearing no further questions from the Commission.

BENTZ/HIGHLAND MOVED TO ADOPT STAFF REPORT 20-48 AND RECOMMEND APPROVAL OF FOOTHILLS SUBDIVISION SUNSET VIEW PRELIMINARY PLAT WITH COMMENTS 1 -11 AS STATED IN THE STAFF REPORT.

There was no discussion.

VOTE. YES. BENTZ, VENUTI, PETSKA-RUBALCAVA, DAVIS, HIGHLAND¹

Motion carried.

PENDING BUSINESS

NEW BUSINESS

- A. (if reconsidered) Memorandum PL 20-07, Reconsideration of motion to forward a draft ordinance creating the Medical Zoning District to City Council.

Chair Venuti introduced the item by reading of the title.

Commissioner Bentz requested clarification on the intent of the reconsideration for the Commission to come up with a new motion tonight or to have further discussion and recommendations to be brought back by staff for a new hearing later.

Acting City Planner Engebretsen confirmed that if the Commission made recommendations to change the content of the draft ordinance they would have to hold another public hearing.

¹ Commissioner Barnwell lost internet connectivity and was not present for the vote.

Chair Venuti then opened the floor for discussion.

Commissioner Highland was concerned that the ordinance was not included in this packet to work from but hoped that they all had it from the prior meeting packet to work from tonight.

Acting City Planner Engebretsen recommended that the Commission could review the previous packet for information but she would like to get the extent if the changes that the Commission would like to make before really diving into the draft ordinance.

The Commission then proceeded to go through the following points to consider amending in the ordinance:

- Commercial versus residential regarding conflicts giving equal weight to both
- No fixed building height but require CUP for commercial buildings over 2.5 stories and setting boundaries for those buildings between Bartlett and Main Street North of Fairview Avenue
- Multi-family residential
- Towers in the district presenting a danger
- Helipads is allowed currently at the hospital only

Acting City Planner Engebretsen remarked on the comments received on towers was very informative; that ordinance on towers was forwarded to City Council; the limit is 85 feet and the only change was to include this district in the existing code. She then reviewed the topics that Commissioner Highland wanted to address:

- Redefining the purpose statement of the Medical Zoning District
- Boundaries
- Multi-family, needing more direction on this issue
- Towers
- No Fixed building height stated, CUP for buildings over 35 feet

Commissioner Bentz did not want to allow expanded heliports/helipads in the district, believes they should be kept in the area of the airport and since there are no immediate plans she does not see the benefit to reopen a discussion on this issue. As far as an overlay zone and the boundaries as selected, it would appear more of spot zoning if they addressed as an overlay and they chose the boundaries as they did since there was already growth in the area. Commissioner Bentz further added that the purpose statement reflects why they are creating this district and choosing commercial over residential reflects that decision.

Commissioner Davis stated that his initial concern was the allowance of 65 foot tall buildings throughout the district, selecting commercial over residential in conflict resolution and having an existing residential property owners viewshed impacted by a 65 foot tall building. He further noted the comments and input from Mr. Chesley and Ms. Ferraro on solutions. He supported the no specific heights and limiting the tall buildings to be constructed up by the hospital. Limiting the area to where there is already medical offices.

Commissioner Petska-Rubalcava agreed with the removal of a set building height and addressing the conflict resolution on a case by case basis.

Chair Venuti commented on prohibiting tall buildings south of Fairview Avenue but overall he is very satisfied in what they have produced so far.

There was further discussion on the following points:

- Multi-family as option to provide housing or care facilities
 - o Clarification that Multi-family housing is apartments and if this option is banned then that reduces most of the affordable housing in Homer if not allowed in this district
 - o Further clarification on addressing line 118-119 of the draft ordinance
- Redefining the boundaries a previously established by the Commission instead of setting limits to where buildings over 35 feet could be constructed
 - o Concrete action was to remove lines 118-119

Acting City Planner Engebretsen requested the Commission to bring forward their actions by motion. She stated that there have been several reiterations and from this point forward if the Commission is not satisfied with what staff has provided then they are requested to bring the draft language to the next meeting and make a motion so the Commission as a body can vote on it. She offered to work with Commissioners outside the meeting to facilitate the language for the proposed amendments to the ordinance. There is a diversity of views within the Commission on various sections of the ordinance.

Further discussion and comments were made on the following:

- commercial buildings allowed over 35 feet by conditional use permit;
- establishing north of Fairview only for those buildings over 35 feet;
- restricting the construction of tall buildings to limit impact on the viewshed;
- limiting the specific area within the district to construct buildings over 35 feet negates creating the district boundaries as the commission did from staff recommendations;
- there is no definition in Borough or city code on viewshed and the commission should be careful on not defining so specifically;
- the view may be very important in Homer but you do not buy the view;
- removal of the sentence in lines 51-53 regarding conflicts being resolved in favor of commercial uses;
 - o removing that sentence from the purpose statement would remove the clarifying purpose of clustering non-residential facilities related to medical in this district;
 - o resolving conflicts in favor of non-residential uses and the basis to keep that in place in regards to land development;
- striking lines 118-119 to obtain objective
- requiring CUP for structures over 35 feet exacerbates the issue

Commissioner Petska-Rubalcava requested that they postpone further discussion until the next meeting to allow each Commissioner to fully consider the language for the areas of concern and lines 118-119 especially lines 51-53 in dealing with the commercial over residential.

Chair Venuti requested input from Acting City Planner Engebretsen.

Acting City Planner Engebretsen provided overview on the items discussed by the Commission.

Deputy City Clerk Krause responded to Chair Venuti that this will be on the next agenda under pending business.

INFORMATIONAL MATERIALS

- A. Appointments to the Planning Commission
- B. City Manager's Report for the June 22 & July 1 City Council Meetings
- C. Kenai Peninsula Borough Notice of Decision - Nedosik 1998 Tract C Jack Hamilton Replat No. 2 Preliminary Plat
- D. U.S. Army Corps of Engineers Public Notice for City Seawall Project

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

Deputy City Planner Engebretsen asked if there is a Commissioner who would like to spear head a conversation on heliports at the request from the hospital and Mr. Chesley since they did not address that issue during the meeting please let her know as she will not have the time to do that and will not address it.

Deputy City Clerk Krause thanked the Commissioners for patiently dealing with all the technical issues tonight. It was a good meeting.

COMMENTS OF THE COMMISSION

Commissioner Bentz commented that it was a good time to adjourn the meeting as the sun is swinging around and shining in her face. She noted that the meeting was almost the same length as the KPB meeting on Monday; it was a good substantive meeting; it is good to see that they can still get things accomplished meeting in this manner and that there is a lot be done in Homer during this time.

Commissioner Davis commented it was a good meeting, and asked if they were going to be able to meet the newest Commissioner at some point.

Commissioner Barnwell provided his take away from the meeting tonight on the medical district that the Commissioners were to bring back carefully worded motions for the next

meeting regarding that district discussion. It also was apparent that the need for certainty as far as zoning, it seems we can talk all night about 65 foot tall buildings...²

Commissioner Highland welcomed Mr. Barnwell, and appreciated the patience from Commission on this since as she stated they wanted to get the new district as right as possible. Happy summer everybody.

Commissioner Petska-Rubalcava commented they are really close on this one (referring to the medical district and she knows that they sometimes seem like they are going around in circles and that sometimes they just need to sleep on it; she added that it will allow them to refocus and see what they are really trying to do here; she noted that it is kind of an overlay district and that they each make compromises to reach a greater goal. Ms. Petska- Rubalcava stated that while everyone likes these online meetings, she does not as much as she misses the involved discussions that staring at a screen make it seem so far apart. She misses everyone and appreciates being able to still work on things in this manner.

Chair Venuti thanked Commissioner Petska-Rubalcava for requesting re-appointment and welcomed Commissioner Barnwell and hopes that he enjoys working on the Commission. It was an interesting meeting and they achieved a lot despite all the technical issues.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 9:25 p.m. The next Regular Meeting is scheduled for Wednesday, August 5, 2020 at 6:30 p.m. All meetings are scheduled to be held virtually by Zoom Webinar from the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska

RENEE KRAUSE, MMC, DEPUTY CITY CLERK

Approved: _____

² Commissioner Barnwell lost connection during his comments.