

Session 20-11, a Regular Meeting of the Planning Commission was called to order by Chair Smith at 6:34 p.m. on August 19, 2020 at Cowles Council Chambers in City Hall located at 491 E. Pioneer Avenue, Homer, Alaska via Zoom Webinar.

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

STAFF: ACTING CITY PLANNER ENGEBRETSEN
DEPUTY CITY CLERK KRAUSE

APPROVAL OF THE AGENDA

Chair Smith requested a motion to approve the agenda.

HIGHLAND BENTZ – SO MOVED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENT ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

ADOPTION OF CONSENT AGENDA

- A. Minutes of the August 5, 2020 Planning Commission Regular Meeting
- B. Decisions and Findings for CUP 20-11 for more than one building containing a permitted principal use at 4936 Clover Lane

Chair Smith requested a motion to approve the Consent Agenda.

Commissioner Highland requested item B to be moved to New Business item B as there was a correction required.

Chair Smith requested a motion to approve the Consent agenda as amended.

HIGHLAND/BENTZ – MOVED TO APPROVE THE CONSENT AGENDA AS AMENDED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

VISITORS/PRESENTATIONS

REPORTS

A. Staff Report 20-55, Acting City Planner's Report

Acting City Planner Engebretsen provided a synopsis of Staff Report 20-55. She noted the following highlights:

- On track to match or exceed the permits this year over last year
- Presentation on landslide hazard assessment project at the worksession scheduled for September 16th
- City Engineer Carey Meyer will present a close out on the Green Infrastructure grant for the next worksession.
- Using some of the department funding for professional services to work with the Tower Consultant previously hired by the City to review the concerns raised about towers in the proposed Medical District.

PUBLIC HEARING(S)

A. Staff Report 20-56, Conditional Use Permit 20-12 for four dwellings on a lot at 3972 Bartlett Street

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

Commissioner Petska-Rubalcava declared a conflict as she was the applicant in the action before the commission.

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

A brief discussion ensued with the Clerk clarifying the process for the Commission on how to handle Commissioner Petska-Rubalcava as a commissioner and the applicant via Zoom.

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

Motion carried.

Commissioner Petska-Rubalcava turned her video off.

Acting City Planner Engebretsen provided a summary of Staff Report 20-56.

Ms. Petska-Rubalcava, Applicant, provided comment on the project regarding the project being suitable for the area.

Chair Smith 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.

Commissioner Bentz directed the following questions to the Applicant if the property owner was considering possible future development of the parcel on the eastern end which was currently wooded.

Ms. Petska-Rubalcava responded that to her knowledge there was no intent to develop the property further than what was presented.

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

BENTZ/ MOVED TO ADOPT STAFF REPORT 20-56 AND RECOMMEND APPROVAL OF CUP 20-12 WITH FINDINGS 1-11 AND CONDITION 1: OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Ms. Petska-Rubalcava returned to the meeting in her role as Commissioner.

PLAT CONSIDERATION

PENDING BUSINESS

NEW BUSINESS

- A. Memorandum from City Staff re: City of Homer Draft 2021-26 Capital Improvement Plan (CIP)

Chair Smith introduced the item by reading of the title.

Acting City Planner Engebretsen provided a summary of the action requested from the Commission and provided information on how it was done in the past.

It was agreed by consensus of the Commission to go around and each commissioner voice their top two projects and then refine from those projects.

Acting City planner Engebretsen asked if the Commission could agree to keep Storm Water Master Plan as the commission's top priority project.

The Commission agreed by consensus to keep Storm Water Master Plan as number one.

Commissioner Bentz suggested Barge Mooring & Large Vessel Haul Out Repair Facility as number two.

Commissioners Highland and Barnwell agreed and voiced that was their second choice.

Commissioner Venuti commented on the cost of the Barge Mooring and Large Vessel Haul Out Repair Facility and supported the Main Street Sidewalk Facility: Pioneer Avenue North as a more attainable project.

A brief discussion ensued on the feasibility and the cost of the Barge Haul Out project.

Commissioner Petska-Rubalcava requested some clarification on the status of the projects included in the CIP and then echoed support for the Barge Haul Out Facility as a long range goal but she would support the Main Street Sidewalk Project as a short range goal.

Commissioner Davis stated he supported the Main Street Sidewalk Project.

Commissioners Barnwell, Bentz and Highland changed their support over to the Main Street Sidewalk project.

A brief discussion ensued on updates and revisions to the project descriptions.

BENTZ/HIGHLAND MOVED TO SELECT AS THE PLANNING COMMISSION'S TOP TWO SLATED PRIORITY PROJECTS FOR THE CIP FOR FY2022 AS NUMBER 1, STORMWATER MASTER PLAN AND NUMBER 2 MAIN STREET SIDEWALK FACILITY: PIONEER AVE NORTH

There was no further discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

- B. Decisions and Findings for CUP 20-11 for more than one building containing a permitted principal use at 4936 Clover Lane

Chair Smith introduced the item by reading of the title and noted that it was pulled from the Consent Agenda by Commissioner Highland. He further noted that a corrected copy was provided in the Supplemental Packet.

HIGHLAND/PETSKA-RUBALCAVA - MOVED TO ADOPT THE CORRECTED COPY OF THE DECISIONS AND FINDINGS FOR CUP 20-11 AS PROVIDED IN THE SUPPLEMENTAL PACKET.

There was no additional discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

INFORMATIONAL MATERIALS

- A. City Manager's Report for the August 10th City Council Meetings
- B. Kenai Peninsula Borough Notice of Decision Re: Skyline Drive Subdivision 2020 Replat Preliminary Plat

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE COMMISSION

Commissioner Bentz noted the mention of proposed use of Water and Sewer Depreciation Reserve Account funds, Capital Improvement Plans for Water and Sewer and how that will relate to future storm water planning.

Acting City Planner Engebretsen responded that typically HART Road Funds would be used for storm water planning such when upgrading a road is when installing storm drains or repairing a culvert. There are numerous policy decisions required for HAWSP, use of those funds, master planning, etc. it will be a few interesting Council meetings.

Commissioner Bentz was just thinking how those decisions on the water and sewer systems would have weight for storm water planning for them in the future.

Commissioner Highland complimented Chair Smith on a great job and short meeting.

Commissioner Petska-Rubalcava advised that she would be absent the September 2, 2020 meeting. Great Meeting, thank you for your time.

Commissioner Barnwell questioned staff on how the Small Works Drainage Improvement Program would fit into the overall Storm Water Master Plan. He disclosed that he works for Kinney Engineering and is very familiar with the Homer typography and water issues and is wondering how this fits in a broader Storm Water Master Plan.

Acting City Planner Engebretsen responded that was a great question and she would like to have Public Works Director Keiser attend a worksession and provide further explanation on her intent with these programs noting that Council having these items on the agenda recently.

Commissioner Davis commented on the short meeting and that it was good.

Commissioner Venuti announced that Commissioner Bentz was appointed Parliamentarian for the Borough Planning Commission and complimented Chair Smith on a great meeting.

Chair Smith congratulated Commissioner Bentz on her appointment as Parliamentarian. He appreciated the short easy meeting.

ADJOURN

There being no further business to come before the Commission, the meeting adjourned at 7:23 p.m. The next Regular Meeting is scheduled for Wednesday, September 2, 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: _____