

## **1. CALL TO ORDER**

Session 23-02, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on January 18, 2023 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. A worksession was called to order at 5:35 p.m. On the agenda was a presentation by Jen Martin, US Army Corps of Engineers regarding permitting, wetlands and the role of the Corps of Engineers.

PRESENT: COMMISSIONERS BARNWELL, VENUTI, SMITH, HIGHLAND, CONLEY, CHIAPPONE

ABSENT: COMMISSIONER STARK (EXCUSED)

STAFF: CITY PLANNER ABBOD  
DEPUTY CITY CLERK KRAUSE

## **2. AGENDA APPROVAL**

HIGHLAND/VENUTI MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **3. PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA**

## **4. RECONSIDERATION**

## **5. CONSENT AGENDA**

5A. Unapproved Regular Meeting Minutes for January 4, 2023

HIGHLAND/CONLEY MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **6. PRESENTATIONS/VISITORS**

## **7. STAFF & COUNCIL REPORTS/COMMITTEE REPORTS**

7A. City Planner's Report  
Agenda Item Report PC 23-03

Chair Smith introduced the topic and deferred to City Planner Abboud.

City Planner Abboud reviewed his staff report that was presented in the packet. He requested a volunteer for the February 13, 2023 Council meeting.

Commissioner Venuti commented on the importance of having a report from the Commission and if someone does not show the Commission should submit a written report.

Chair Smith responded that he submits a written report and it was just a coincidence that Commissioner Stark was unavailable and the Clerk was out of town that his report did not get submitted for the last Council meeting.

Commissioner Barnwell stated that he was actually scheduled to report for the last Council meeting but was unable to attend due to his wife's health issues but concurred with Commissioner Venuti on the importance of a written or verbal report submitted to Council for each meeting.

Commissioner Highland commented on the integrity of the Chair, what an excellent job he does, and if he stated that a report was submitted then it was; it just did not make it to the Clerk for the supplemental packet. She then questioned the City Planner if he received her application for the APA membership.

City Planner Abboud confirmed that he received Commission Highland's application. He then responded to comments and questions from the Commission on the following:

- Presentation on Housing Forum
  - o Housing Forum demographics used
  - o Involvement with the Kenai Peninsula Housing Coalition
  - o Possible Moratorium on AirBnB's
  - o Business Licensing within City Limits
- Port & Harbor Worksession and the role that HDR played and obtaining a copy of the presentation
  - o Presentation should be available on the city website for that meeting date
- Planning Commission decision to deny permit for preliminary plat last September was approved by the Borough Planning Commission.
  - o Requesting training on that topic so the Commission is better informed
- Information in the City Manager's report that City Hall was once a bank

## **8. PUBLIC HEARING(S)**

8.A. Ordinance 23-xx, An Ordinance of the City Council of Homer, Alaska Amending Homer City Code Section 21.20, Town Center District Correcting Duplicate Uses. Planning Commission.

Chair Smith introduced the topic and deferred to City Planner Abboud.

City Planner Abboud provided his Agenda Item Report 23-04, noting that this was coming back to the Commission because the uses of indoor and outdoor recreational facilities were added to permitted uses in the Town Center District and were not struck from the list of conditional uses and structures in the district.

Chair Smith opened the Public Hearing. Hearing and seeing no one in the public wishing to provide comment he closed the public hearing and opened the floor to comments and or questions from the Commission.

Commissioner Highland noted that on line 50 it stated one wind energy system having a rated capacity exceeding 10 kilowatts and questioned if that should be corrected to state “not exceeding”?

City Planner Abboud pointed out that it is correct as it is under Conditional Uses and structures.

Chair Smith called for a motion and second.

HIGHLAND/VENUTI - MOVED TO ADOPT STAFF REPORT PC23-03 AND RECOMMEND APPROVAL OF THE DRAFT ORDINANCE AMENDING HOMER CITY CODE SECTION 21.20, TOWN CENTER DISTRICT, CORRECTING DUPLICATE USES (AS PRESENTED or AMENDED) AND FORWARD TO CITY COUNCIL FOR APPROVAL.

There was no further discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

## **9. PLAT CONSIDERATION(S)**

### **10. PENDING BUSINESS**

### **11. NEW BUSINESS**

#### 11.A. Shed Roof Design in the City of Homer

Chair Smith introduced the topic and deferred to the City Planner.

City Planner Abboud stated that he had assigned this topic to the Associate Planner Vaz and deferred to her.

Associate Planner Vaz provided a review of Agenda Item Report 23-05 for the Commission. She noted that the city does not have an adopted residential building code at this time. Ms. Vaz included examples of more prescriptive design requirements from other communities. She recommended that the Commission could request additional research be done or that the issue could be addressed during the Comprehensive Plan development with public outreach and input on the subject.

Chair Smith provided the reason to bring this topic before the Commission for discussion and requested their input going forward or not.

Discussion ensued by the Commissioners with each member providing their opinion on design requirements in relation to shed roof design elements. It was agreed by consensus that the Commission did not want to take any further action and it was not a topic that was a responsibility of the Commission at this time.

Associate Planner Vaz was complemented on her thorough and concise reporting on the topic and the Commission expressed looking forward to working with her in the future and welcomed her to the Planning Department and Homer.

## 12. INFORMATIONAL MATERIALS

12. A. January 9, 2023 City Manager's Report

## 13. COMMENTS OF THE AUDIENCE

Linda Karstans, resident commented on the notification processes of the city in comparison to the Kenai Peninsula Borough as she was included in the Bidarki Creek Platting but was not included in the City notice.

## 14. COMMENTS OF THE STAFF

## 15. COMMENTS OF THE COMMISSION

Commissioner Highland commented on page 39 in the packet regarding the Zoning Code modernization challenge, welcomed Associate Planner Vaz and that it was a good meeting.

Commissioner Venuti commented that he had more questions for the Corp of Engineers and looks forward to hearing the rest of the presentation at the February 1<sup>st</sup> worksession. He expressed his appreciation for the work of the staff.

Commissioner Barnwell welcomed Associate Planner Vaz noting the exciting time for the Planning department. He commented that the wetlands issue was foremost in his mind and looks forward to hearing more from Jen Martin at the next worksession. Mr. Barnwell expressed his appreciation for the staff and welcome the Clerk back.

Commissioner Conley commented it was a good meeting and expressed his appreciation for the work that staff does for the commission.

Commissioner Chiappone stated that this was a good meeting and very interesting. He welcomed Associate Planner Vaz and noted that Ms. Martin with Corps of Engineers was quite excellent, she went so fast and apologized for making her repeat herself taking up time.

Chair Smith expressed meeting Associate Planner Vaz grandmother who was so bubbly and excited about Ms. Vaz coming to live and work for the city. He expressed his appreciation for the Commissioners and their input on the topics.

## ADJOURNMENT

There being no further business before the Commission, the meeting was adjourned at 7:35 p.m. The next Regular Meeting is Wednesday, February 1, 2023 at 6:30 p.m. A worksession is scheduled for 5:30 p.m. All meetings scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska and via Zoom webinar.



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Renee Krause, MMC, Deputy City Clerk II

Approved: \_\_\_\_\_ February 1, 2023