

## CALL TO ORDER

Session 24-02, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 5:40 p.m. on January 17, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar. The worksession at 5:30 p.m. was canceled. The meeting had a delayed start due to technical issues.

**PRESENT:** COMMISSIONERS HIGHLAND, SMITH, SCHNEIDER, VENUTI, CONLEY, STARK

**ABSENT:** COMMISSIONER BARNWELL (EXCUSED)

**STAFF:** DEPUTY CITY CLERK KRAUSE, CITY PLANNER FOSTER, ASSOCIATE PLANNER GROSS

**CONSULTING:** KEN CASTNER, MAYOR

## AGENDA APPROVAL

Chair Smith read the items from the Supplemental Packet into the record as follows: **CONSENT AGENDA** Unapproved Meeting Minutes for the January 3, 2024 Special Meeting. **PLAT CONSIDERATION** Staff report 23-066, Bayview Subdivision Lighthouse Village Replat Preliminary Plat Public Comment Received. May I Have a motion to approve the agenda as amended?

SCHNEIDER/HIGHLAND MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

Chair Smith invited the public to come forward and speak to the Commission regarding matters on the agenda under the Consent Agenda or Informational Materials and NOT those items scheduled for plat consideration. If you are attending via Zoom please use the raise hand option or press \* 9 on your phone and the Clerk will un-mute your connection. Please state your name for the record and you will have 3 minutes to speak.

There were no public comments.

## RECONSIDERATION

## CONSENT AGENDA

Chair Smith noted for the record that all items on the consent agenda are considered routine and non-controversial by the Planning Commission and are approved in one motion. If a separate discussion is desired

on an item, a Commissioner may request that item be removed from the Consent Agenda and placed on the Regular Agenda under New Business. No Motion was necessary. There were no requests to move items from the Consent Agenda and the Chair requested a motion and second to adopt as presented.

A. Unapproved Special Meeting Minutes for January 3, 2024

SCHNEIDER/HIGHLAND MOVED TO ADOPT THE CONSENT AGENDA AS PRESENTED.

Commissioner Highland noted that she was unable to review minutes and Commissioner Venuti stated he has not received the supplemental packet. It was noted that they are needed for the Special Meeting scheduled for January 31<sup>st</sup> in response to a postponement.

Chair Smith called for a ten minute recess at 5:45 p.m. The Clerk departed chambers to resubmit the email with the supplemental packet.

The Clerk noted that her email stated they were still sending, she will attempt to get those to Commissioner Venuti. She confirmed that Commissioner Venuti received the supplemental packet and working agenda and noted it was posted on the website as well.

Chair Smith called the meeting back to order at 5:55 p.m.

Commissioner Highland was unable to complete her review as she reads the minutes word for word and suggested that the Commission postpone the approval until the January 31<sup>st</sup> special meeting.

HIGHLAND/VENUTI MOVED TO POSTPONE THE JANUARY 3, 2024 SPECIAL MEETING MINUTES TO THE JANUARY 31<sup>ST</sup> SPECIAL MEETING FOR APPROVAL.

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

## **PRESENTATIONS / VISITORS**

### **REPORTS**

Staff Report 24-001, City Planner's Report

Chair Smith introduced the item by reading of the title and deferred to City Planner Foster.

City Planner Foster reviewed his staff report and added some information on the following:

- How Ordinance 23-49(S) applies to the Planning Department
- Appointment of members to the Steering Committee for the Comprehensive Plan Rewrite
- Introduced Associate Planner Gross

Commissioners requested information on the following:

- Associate Planner Gross background
- New Public Works Director to start in February

## **PUBLIC HEARINGS**

### **PLAT CONSIDERATION**

A. Staff Report 23-066, Bayview Subdivision Lighthouse Village Replat Preliminary Plat

Chair Smith Introduced the item by reading of the title and noted the public comment that was received

Commissioner Venuti called for a point of order to bring forward a concern noting that prior to the December Hearings the Commission was asked to declare any conflict of interest and at that point in time Commissioner Conley declared he had a conflict, the Commission discussed it and voted determining Commissioner Conley did not have a conflict based on the fact that he would not receive any monetary advantage.

Commissioner Venuti continued stating his appreciation of Commissioner Conley and the great job he is doing but his employer has testified publicly in favor of this project and during his (Venuti) time serving on the Commission since 2010 he has had a little experience, six times, between the city and the Borough Planning Commissions that he has had to recuse himself because of an issue with an applicant that was a client. Commissioner Venuti expressed concerns that there would be a conflict of interest or the appearance of a conflict with Commissioner Conley deliberating on any of the applications regarding the Doyon project.

VENUTI/HIGHLAND MOVED THAT COMMISSIONER CONLEY HAS A CONFLICT OF INTEREST DUE TO THE PUBLIC TESTIMONY AND COMMENTS IN SUPPORT OF THE DOYON APPLICATIONS BY HIS EMPLOYER.

Commissioner Conley stated he would be happy to answer any questions or provide clarity.

Commissioner Stark stated he was unaware of the relationship and does not know who Commissioner Conley employer is but his experience states that just because someone's employer testifies in favor or against a project by association does not mean anything to an employee. We all know that each Commissioner can have 180 degree opposing opinions from our employer and just because we work for them does not mean that we are like minded or influenced by what their opinion is on a subject, issue, etc.

Chair Smith clarified that the Commission process on conflict of interest is determined by vote.

Chair Smith questioned if Commissioner Conley is capable of making a decision that is unbiased and he believed that Commissioner Conley has already proven he can since his decision on the last topic, vacation, was in disagreement of what statement his employer supported. So he did not believe that Commissioner Conley has a conflict of interest and is able sufficiently and independently evaluate the issues separate of bias.

Commissioner Conley stated that the Commission should consider the reflection with the public and as a group to make decisions is great but the line of separation is quite small. he state that he is the General Manager for Bayweld Boats and Eric Engebretsen is the owner.

Chair Smith requested the Clerk to call the vote.

VOTE: NO, HIGHLAND, SCHNEIDER, STARK, SMITH, VENUTI.

Motion failed.

Chair Smith expressed his appreciation to Commissioner Venuti for bringing this forward. he invited City Planner Foster to provide his report to the Commission.

City Planner Foster review Staff Report 23-066 in its entirety.

Zach Dunlap, Operations Manager, Doyon Limited noted that Katie Kirsis with Seabright Surveying & Design would actually make the report and be available for questions. He noted the Doyon team was present also.

Chair Smith stated that if she is able to connect again, he knew there would be several questions for her.

Several attempts were made to reach Katie Kirsis but they were unsuccessful it was noted that she was on earlier but got booted off Zoom.

Mr. Dunlap stated that he would do his best to answer questions with Lauren Egbert, Womer & Associates.

Ms. Egbert reviewed the application, the intent of the replat and how those parcels would be re-platted.

Chair Smith stated that he will open public comment on the Plat Consideration and admonished the public to keep their comments germane to the topic or they will receive a point of order call from either the Clerk or himself. He provided that any discussion on the design, vacation or rezone would be not allowed as those items have been dealt with and comments closed.

Scott Adams, city resident, provided comments on the Staff Report excluding the B Street in the re-plat since that may be a possibility, then referenced the degree of slope on Lot 163, height differences, he provided pictures to show the severity of the slope, where the property drops off the bluff into the marshland. Mr. Adams stated that the magnitude of the properties to have the commissioners physically view the properties to be re-platted.

Jack Cushing, city resident, commented that if this replat was approved the Commission would be opening the door to a whole bunch of people coming in and trying to get their lots re-platted. He recalled that they were barraged enough to know that everybody who is sitting next to a right of way that ends at the seashore in some form, or in this case a salt marsh and bird habitat would love to have that piece of property divvied up between them and their neighbor. He could only recall one that was granted due to a large amount of land was offered as conservation that was in the same re-plat. He recommended that the Commission vote this action down as it sends the wrong idea to the developer and applicant to keep up with their plans because eventually the right of way will get vacated and you will get the re-plat.

Karin Marks, city resident, provided her understanding of the word preliminary from code and the staff report, regarding the preliminary plat, recommending that the commission allow the process take place which will allow the Applicant to work through the process. She noted that Doyon has shown that they are willing to

work with the community on the design. Ms. Marks then provided reference to the Comprehensive Plan, Chapter 7, Goal 2 and Goal 5. After a Point of Order called by Chair Smith she concluded her comments encouraging the Commission to let the process continue and moving forward with the Preliminary Plat.

Richard Rosenbaum, city resident, commented he did not understand much of the re-platting process but in his opinion it was a huge waste of time noting that Lot 163 has not been rezoned, even though the Commission recommended it, the applicant has requested re-platting into two lots but suggested that in order to solve the right of way issue that the applicant do some sort of land trade to resolve the objections of the community.

Chair Smith closed the public comment period and queried the Clerk regarding the presence of Ms. Kirsis.

Deputy City Clerk Krause confirmed that Ms. Kirsis was apparently unable to connect back onto Zoom after several attempts to call out to her so Ms. Kirsis may be having some technical issues.

Chair Smith opened the floor to questions from the Commission.

Discussion on the following points ensued:

- Since the vacation of the right of way was not recommended by the Commission and that was a part of the Preliminary Plat then Lot 163 was not contiguous and could therefore not be considered in the re-plat.
  - o Since the Commission is not the authority on the decision for the Preliminary Plat they can make recommendations to the Borough and it is unknown at this time whether the Preliminary Plat will be approved or not.
  - o The Planning Commission is still required to go through the process and provide comments on the applicants request for a preliminary plat.
  - o The Preliminary Plat even if approved by the Borough Planning Commission is not the final document until everything is finalized and that includes the vacation of the right of way which goes through the Borough to the City which has the authority to grant or deny.
  - o These are the steps that are outlined in Borough code and that is what the Commission is following, there is no approval by the city Planning Commission tonight on comments to the Borough on the preliminary plat. The City Planning Commission is not the platting authority.
- The Commissioners can formulate comments to send to the Borough regarding the preliminary plat
- Clarified that If the Commission recommended approval it the applicant would still need to meet all the other requirements in order for the project to proceed.
  - o Reiterated once again that the Commission is providing comment on the proposed preliminary plat submitted by the applicant
  - o Clarification on the suggested language in a motion was typically used by the Commission on preliminary plats and can be amended to reflect the intent of the Commission when providing comments to the Borough on the action before them.
- Recommendation is to the Borough Planning Commission not the Homer City Council
  - o The Kenai Peninsula Borough has a whole process regarding the platting or re-platting of property that includes public hearings, notices, etc.
    - The Homer Planning Commission provides comments in accordance to Homer City Code Title 22
- The Preliminary Plat process is the only opportunity that the public and city can comment

- This is the opportunity to outline or state on the record what a property owner is promising to perform or provide on the property
- The vacation of right of way is the only way the City Council will be able to comment on the matter
  - The Borough will submit the vacation to the City Council, at the January 3<sup>rd</sup> Special meeting it was stated by the Mayor that unless there was equal or superior right of way provision put in the plat, and it has not in his opinion, that the City Council would not approve the vacation.
  - It was suggested that the Commission be consistent and follow their recommendation on the vacation.
- The Commission can recommend not approving this preliminary plat providing their findings and reasons why they are not recommending it.
  - It would be a no vote on the suggested recommendation
  - The Commission can restate the motion or craft a motion stating they do not approve and list the supporting comments
- Staff Report 23-066 states in the section "Existing Land Use" that the GC1 lots have a number of uses that are no longer there and are now vacant and an argument was made that the Staff Report should be corrected to reflect that.
  - If the Commission determined that was necessary, the word "formerly" could be inserted at the beginning of the sentence and the statement structured in the past tense.
  - City Planner Foster noted at the time of the writing of the Staff Report those uses were applicable.
    - It was believed that the Staff Report should be corrected to reflect the current status property
    - The Applicant confirmed that the GC1 lots were vacant.

HIGHLAND/VENUTI MOVED TO AMEND STAFF REPORT 23-066 UNDER EXISTING LAND USE TO CORRECT THE REPRESENTATION THAT THE GC1 LOTS ARE VACANT.

There was no discussion.

VOTE. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Discussion continued with the following:

- Page 13 of the packet, Staff Report 23-066 page 3 of 4, Item H. correction should be made, the word "plate" should reflect "plat" and if allowing development in a flood hazard area and if the city could be held liable.
  - Clarification was provided that the plat as presented did not meet the requirement and a plat note was requested by staff regarding the Flood Hazard Area AE20
    - Additionally clarification that this was a preliminary plat and did not address development that will be addressed through other applications.
    - This preliminary plat is to create the legal plat
- The Commission is required to vote on this action tonight as the timeline is 49 days and at the January 3<sup>rd</sup> meeting they were at day 47 and the Applicant allowed the city to postpone the actions to this meeting.
  - Provided that the applicant is willing to work with the Commission and or city

- Reiterated that the plat cannot happen until the city votes on the vacation of the right of way and questioned why the Commission even has it on their agenda to address tonight and if the City Council votes against it then what happens.
  - o Reminder that it has been pointed out this the opportunity for the Commission to make comments on what they would like to see represented on the preliminary plat and it is the opportunity for the public to comment on it as well.
  - o if City Council actually voted to vacate the right of way this conversation would be completely different, the replat of the lot would be invalid, but City Council's decision in his opinion is going to affect the decision of the Commission.
- Due to the fact that the Commission did not recommend the vacation of the right of way makes it possible to not recommend that Lot 163 be replatted since it would not be contiguous.
  - o The Commission can make the motion and vote it down or they can recommend to not approve and give the reasons.
- The vacation of the right of way has been addressed, the rezone has been addressed, this is the preliminary plat to consider combining all the lots and that is what is before the Commission right now.
  - o It is all private property how they use it is up to the applicant.
  - o The right of way is included in the preliminary plat and the result of a decision made by City Council can affect the decisions on the plat
- When asked about sizing down and scaling back the project the applicant stated that if this action was not approved they would go back to the drawing board and see what could be done.
  - o Complex issue with a tremendous amount of public comment in opposition
- Recommended that the Commission be consistent in their actions

HIGHLAND/SCHNEIDER MOVED TO ADOPT STAFF REPORT 23-066 AND RECOMMEND APPROVAL OF THE BAYVIEW SUBDIVISION LIGHTHOUSE VILLAGE REPLAT PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. A PLAT NOTE SHOULD BE ADDED STATING A PORTION OF THE SUBDIVISION LIES WITHIN AN AE20 FLOOD HAZARD AREA.
2. DEPICT THE LIMITS OF THE TIDAL INUNDATION AND MEAN HIGH WATER ACROSS ALL LOTS.
3. PROVIDE A DRAINAGE EASEMENT FROM B STREET RIGHT OF WAY AND BAY AVENUE TO KACHEMAK BAY.
4. WORK WITH PUBLIC WORKS DEPARTMENT ON UTILITY PLANNING DURING THE DEVELOPMENT AND PLATTING PROCESS.

Discussion ensued on amending the motion to be consistent with prior decisions on other related actions, clarification that the actions of the Commission on the request to vacate the right of way were a recommendation for denial as the Commission is not the deciding authority; there was split opinion within the Commission and Consultants on whether the city was receiving equitable and superior access for vacation that right of way.

HIGHLAND/SCHNEIDER MOVED TO AMEND THE MOTION TO READ, NOT ADOPT STAFF REPORT 23-066 AND RECOMMEND TO NOT APPROVE THE BAYVIEW SUBDIVISION LIGHTHOUSE VILLAGE REPLAT PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:

1. NO EQUAL OR SUPERIOR ACCESS TO THE VACATION OF B STREET

2. DUE TO STAFF REPORT 23-062 BEING RECOMMENDED FOR DENIAL BY THE COMMISSION AT THE JANUARY 3, 2024 SPECIAL MEETING

There was a brief discussion regarding adding a third comment regarding the point that without the vacation of B street the Rural residential Lot 163 was not contiguous and therefore could not be considered for the replat.

CONLEY/VENUTI MOVED TO AMEND THE AMENDMENT TO ADD A THIRD COMMENT STATING, WITHOUT THE APPROVAL OF THE VACATION OF THE RIGHT OF WAY, LOT 163 IS NOT CONTIGUOUS WITH LOTS 164A AND 164B

There was a brief discussion on correct verbiage of the amendment.

VOTE.(Secondary Amendment). NON-OBJECTION. UANNIMOUS CONSENT.

Motion carried.

Chair Smith requested the Clerk to read the motion before the Commission.

Deputy City Clerk read the amended motion as follows:

*MOVED TO AMEND THE MOTION TO READ NOT ADOPT STAFF REPORT 23-066 AND RECOMMEND TO NOT APPROVE THE BAYVIEW SUBDIVISION LIGHTHOUSE VILLAGE REPLAT PRELIMINARY PLAT WITH THE FOLLOWING COMMENTS:*

- 1. NO EQUAL OR SUPERIOR ACCESS TO THE VACATION OF B STREET*
- 2. DUE TO STAFF REPORT 23-062 BEING RECOMMENDED FOR DENIAL BY THE COMMISSION AT THE JANUARY 3, 2024 SPECIAL MEETING*
- 3. WITHOUT THE APPROVAL OF THE VACATION OF THE RIGHT OF WAY, LOT 163 IS NOT CONTIGUOUS WITH LOTS 164A AND 164B*

There was no further discussion.

VOTE. (Main as Amended) NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

**PENDING BUSINESS**

**NEW BUSINESS**

**INFORMATIONAL MATERIALS**

- A. Public Comment Received on Conditional Use Permits 23-09, 23-10 and 23-11
- B. City Manager's Report for City Council Meeting on January 8, 2024
- C. City Newsletter for January 2024
- D. PC Annual Calendar 2024



City Planner Foster addressed Item A on page 24 of the packet which was submitted on Conditional Use Permits 2023-09, 2023-10 and 2023 -11, explaining that the timeline from site visit by staff to the written report there was no construction, enforcement of a zoning permit is under review with the responsibility of the property owner as well. He advised the Commission that these Conditional Use Permits are in the appeal period and could come back before the Commission.

Commissioner Highland noted that in the City Manager's Report on page 32 of the packet that the April 12<sup>th</sup> date was incorrect for the Joint Worksession with the Port & Harbor, it should reflect Monday, April 15<sup>th</sup>.

### **COMMENTS OF THE AUDIENCE**

Chair Smith invited the audience to comment on any topic, if they were attending via Zoom to please use the raise hand feature on their device or press star nine on their telephone and the Clerk will un-mute their connection allowing them to speak. He requested all members of the audience to state their name clearly for the record and they will have three minutes.

Penelope Haas, non-resident, requested clarification on the status of the right of way vacation.

City Planner Foster provided the next steps in the process for the vacation of the right of way noting that it is not a completed process at this time.

Jack Cushing, city resident, commented he was unsure if he could say this on the record, and started to comment on the pilings for the five plex, heard they were going to be a certain depth from existing grade and when looking at sub-grades there it does not match with the geotechnical report to be a...

Chair Smith interjected that the comments are related to the Conditional Use Permit 23-08 which the Commission cannot hear or take additional comment or testimony from the public since the Public Hearing has been closed. He apologized to the public stating it was his error in stating that they could comment on any topic that they desired and reminded the audience that they could comment on any topic except the Doyon CUP 23-08 on the Planned Unit Development.

Scott Adams, city resident, referenced page 24, questioned if those were the Virginia Lynn properties that were addressed by the Commission in December and stated that he appreciated the Commission not approving the preliminary plat without having something in writing designated easement or the right of way for public use, there was no indication on the width or clarification that the public was going to be taken care of even though the applicant changed their design and provided a new drawing. He requested the Commission to review the last meetings minutes in part three regarding items that cannot be discussed here, but there were a few members at the first meeting that contradicted a comment from a gentleman at the first meeting, speaking about certain items and the applicant agreed with that person that spoke at the December 6<sup>th</sup> meeting. Mr. Adams continued by opining that the Commission, Applicant and City Planner should have a field trip to visit the site to get a real grasp of how this project can fit, I approve of this project happening but not the size of it. He questioned how that project looked on the first two lots, and they decided it was not going to work out so it became even larger.

Deputy City Clerk Krause called for a point of order noting those comments were related to CUP 23-08.

Susan Cushing, city resident, related her experience serving on an advisory body, welcomed Doyon and expressed being hopeful that they will find a better design that fits in with the community. She noted that the reason they want to be here is because Homer is a great village and they have a lighthouse village and the community is looking for a lighthouse. Ms. Cushing questioned what happened and noted that many in the community felt there was a tidal wave of the whole project coming forward, it may have been in the works at City Hall for a whole year but she tried getting information since October and never received a returned phone call, could not get in to see anyone and now that it comes push to shove they are putting in the work and making good decisions. She encouraged Doyon to keep going.

#### **COMMENTS OF THE STAFF**

City Planner Foster had no additional comments.

Deputy City Clerk Krause commented that it wasn't midnight.

#### **COMMENTS OF THE MAYOR/COUNCIL MEMBERS**

Mayor Castner stated that he had four comments and none of them related to Doyon. Commissioner Highland questioned liability of the City regarding a portion of the staff report and if the Commission is really concerned about that next time to request the input of the city attorney. In his experience as the Mayor, the City has huge provisions in law to prevent the assumption of any liability concerning zoning decisions, he then recalled a case going to the Supreme Court regarding allowing water skiing on a lake which was a dangerous activity and they tried to find the city responsible. He noted that there are very broad protections for municipalities on current liability for that sort of thing but it is something that JDO will advise in a 20 minute conversation.

Two, there was some push back on the short term rental proposal from the EDC at their last meeting and he wanted the alert the Commission to that, there were members of the public who felt there was a little bit of overreach for something where as far as he could figure a financial request. There was a loss of revenue identified.

Mayor Castner stated that he will be introducing an ordinance to implement business licenses in the city, the fee will not be expensive but it would offer another way to track businesses in the city. It will be a way to track bad behavior and if needed the city can rescind the license. The city has not only short term rentals but itinerant merchants working out at the harbor, not collecting sales tax, operators not installing water and sewer connections correctly and the city has no way to hold them responsible. This ordinance will be referred to the Commissions before approval by Council.

Lastly, the City Council had a joint worksession with Parks, Art, Recreation & Culture Advisory Commission on Monday, the 15<sup>th</sup> and there was a real urging to create some sort of checklist where when a new plat comes forward before the planning commission that there could be a referral to the PARC Commission so that any missing easements for trails or non-motorized transportation. He then provided an example where the plat was reviewed and there was no easement and the city now has to buy property in order to provide a trail connection since private property has been developed in between the trail and this is something this Commission might want to consider.

#### **COMMENTS OF THE COMMISSION**

Commissioner Highland expressed her appreciation that it was not 1:00 a.m.

Commissioner Venuti expressed that it was another interesting meeting, one of the two things on his mind since the last two meetings is the idea that the Commission could take a meeting past 10:00 p.m. He stated that he was not convinced that the Commission could function effectively past 10:30 p.m. He acknowledged that the Bylaws state that the Commission can extend a meeting by motion past 9:30 p.m. and was wondering if the Commission can amend the Bylaws to restrict an extension past 10:00 p.m., noting that if word gets out that Commission meetings go until 1:00 a.m. The Commission will be hard pressed to get volunteers as it was very taxing for some of the Commissioners to do those meetings. It needs to be improved somehow. He then commented that it was nice having two Mayors at the meeting, former Mayor Cushing and current Mayor Castner and thanked them both for their service.

Commissioner Conley thanked the Chair and the Clerk for keeping the Commission on track and getting them through everything, job well done. He then thanked Zack Dunlap and team Doyon, echoing the sentiments expressed by the Cushings, stating he grew up in Homer and now his kids were growing up here and we love this place, this is home and where we are going to be and to pass on to our families. Mr. Conley stated that he has never lived in a place where so many people agree to disagree and still have fun living together, so welcome team Doyon, you are welcome here we just want to do it right. So don't be discouraged we will get through this and find the right solution for everybody.

Commissioner Schneider moved to continue the meeting...chuckled and stated that he did not have any further comments.

Commissioner Stark expressed his appreciation for the hard work that the Clerk does noting that they left here at 1:00 a.m. and he received an email from her at 1:48 a.m. so she works hard. He then expressed his appreciation for the Mayor and his advice, the Commission and their input and the public for attending and providing their comments and Doyon for their patience and diligence in the process.

Chair Smith expressed his appreciation for everyone's integrity as the last three meetings have been challenging topically as well as physically and the Commission and Staff have rose to the occasion period. He was grateful for that so Thank you, especially to the more senior members of the Commission who have been around this block many, many times, thank you for sticking it out. Chair Smith welcomed Associate Planner Gross to the tribe and hopes that he plans to stick around after this for a while, he was sure that City Planner Foster was breathing a little easier and sleeping a bit better having him here.

Associate Planner Gross stated that he was here for the long haul as this was a dream job.

Chair Smith continued by stating that was good to know and thanked him for his time tonight as it was much appreciated. He then expressed his appreciation for the Clerk stating she was a superstar and thanked her for her work.

## **ADJOURNMENT**

There being no further business Chair Smith adjourned the meeting at 9:08 p.m. A Special Meeting will be conducted on Wednesday, January 31, 2024 at 5:30 p.m. The next regular meeting is scheduled for Wednesday, February 7, 2023 at 6:30 p.m. A worksession will be held at 5:30 p.m. prior to the regular meeting. All meetings are scheduled to be held in the City Hall Cowles Council Chambers located at 491 E. Pioneer

Avenue, Homer, Alaska and via Zoom Webinar. Meetings will adjourn promptly at 9:30 p.m. An extension is allowed by a vote of the Commission.

Renee Krause

RENEE KRAUSE, MMC, DEPUTY CITY CLERK II

Approved: Jan. 31, 2024