

CALL TO ORDER

Session 24-08, a Regular Meeting of the Planning Commission was called to order by Vice Chair Charles Barnwell at 6:30 p.m. on May 1, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONERS BARNWELL, CONLEY, HIGHLAND, SCHNEIDER, VENUTI

ABSENT: COMMISSIONERS SMITH AND STARK (BOTH EXCUSED)

STAFF: DEPUTY CITY CLERK PETTIT, CITY PLANNER FOSTER

AGENDA APPROVAL

Vice Chair Barnwell request a motion and a second to approve the agenda as presented.

SCHNEIDER/CONLEY MOVED TO APPROVE THE AGENDA AS PRESENTED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS ON ITEMS ALREADY ON THE AGENDA

RECONSIDERATION

CONSENT AGENDA

Vice Chair Barnwell 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. He then requested a motion and second to adopt the consent agenda.

A. Unapproved Regular Meeting Minutes of April 3, 2024

B. Decisions and Findings CUP 24-04, 1061 East End Road

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

There was no discussion.

VOTE: NON OBJECTION: UNANIMOUS CONSENT

Motion carried.

PRESENTATIONS/VISITORS

REPORTS

A. City Planner's Report, Staff Report 24-017

City Planner Foster began his review of Staff Report 24-017, first providing an update on the next steps for the comprehensive plan. He noted that the City is getting ready for community visit #2 with Agnew::Beck, who will be here for an entire week during the week of May 13th. He reminded the Commission that there is a work session scheduled for May 15th, during which time the Commission will meet with Agnew::Beck. Mr. Foster added that the community survey is now live, and encouraged all Planning Commissioners to complete the survey. He shared that the interactive comment map is almost ready for release on the comprehensive plan website, and reminded everyone that the next regular meeting for the Commission is on Wednesday, May 15th.

B. Comp Plan Steering Committee Report Unapproved CPSC Meeting Minutes for March 18, 2024

Vice Chair Barnwell highlighted the recent open house event that was part of Agnew::Beck's first community visit, sharing that he heard it was a successful showing. He reiterated Mr. Foster's comments about the current survey that's live, as well as future surveys that have yet to come. Mr. Barnwell noted the great list of builders that Commissioner Venuti had provided to the consultants for inclusion in the stakeholder list. He added that he feels May is a very critical month in terms of the comprehensive plan, given the work session with Agnew::Beck on the 15th.

Commissioner Highland questioned if the advertisement of the comprehensive plan survey had been put in the newspaper and on the radio. City Planner Foster stated that there is a newspaper ad scheduled for the week of May 13th. He added that there aren't currently any scheduled PSA's, but that it is a consideration at this point in time. He said that they're continuing to make effort to get that word out in as many ways as possible.

PUBLIC HEARINGS

A. Staff Report 24-018, AN ORDINANCE OF THE CITY COUNCIL OF HOMER, ALASKA TO ADOPT THE CITY OF HOMER TRANSPORTATION PLAN (2024), A COMPONENT OF THE COMPREHENSIVE PLAN, AND RECOMMENDING APPROVAL BY THE KENAI PENINSULA BOROUGH.

Memorandum from City Planner as backup

City Planner Foster noted that the Commission had previously spent some time reviewing the transportation plan at both their March 6th and April 3rd meetings. He shared that in his staff report was an actionable synopsis of the comments from the Commission, and added that staff was recommending the Commission make a motion to make changes 1-4 in the table included on page 18 of the packet and recommend approval of the transportation plan to the City Council. Mr. Foster noted that the transportation plan had been included in the packet along with the draft ordinance that would go forward to City Council.

Vice Chair Barnwell opened up the public hearing period. There was no one wishing to testify on Zoom, and there were no members of the audience present in Cowles Council Chambers. Mr. Barnwell closed the public hearing period and requested a motion and a second.

SCHNEIDER/CONLEY MOVED TO MAKE CHANGES #1-4 ABOVE IN THE TRANSPORTATION PLAN AND RECOMMEND APPROVAL OF THE PLAN TO CITY COUNCIL.

Commissioner Highland pointed out a correction that needed to be made to the transportation plan on page 32 of the packet, she suggested that the map should read “Lampert Lane to Lampert” rather than Lambert Lane to Lambert.” City Planner Foster acknowledged the mistake.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATIONS

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar 2024
- B. City Manager’s Report for City Council April 22, 2024
- C. 2024 PC Meeting Dates & Submittal Deadlines
- D. Comprehensive Safety Action Plan Public Workshop Flyer

Vice Chair Barnwell noted the informational materials and turned the floor over to City Planner Foster. Mr. Foster spoke to the Comprehensive Safety Action Plan Public Workshop Flyer, stating that this is a Borough project for the creation of the Comprehensive Safety Action Plan. He noted that this plan will encapsulate the entire Kenai Peninsula. He added that on Tuesday, May 7th there is a workshop at the Homer High School from 5-7 p.m. pertaining to this plan.

COMMENTS OF THE AUDIENCE

COMMENTS OF THE STAFF

COMMENTS OF THE MAYOR/COUNCIL MEMBERS

COMMENTS OF THE COMMISSION

Commissioner Highland noted the record-breaking meeting time.

Commissioner Conley thanked Vice Chair Barnwell for bringing up the importance of the meetings and events coming up in May regarding the comprehensive plan. He shared his worries about people being distracted by spring and summer arriving and neglecting the comprehensive plan.

Commissioner Venuti noted that the building industry is up to a big start right now, and that all the jobs he sees happening are out of town. He stated that there are six projects taking place in Fritz Creek and three on the North Fork in Anchor Point.

Vice Chair Barnwell shared that he finds the transportation plan anticlimactic. He noted that Kinney Engineering did a great job, along with Community Development Director Engebretsen and City Planner Foster.

ADJOURNMENT

There being no further business Acting Chair Highland adjourned the meeting at 6:53 p.m. The next regular meeting is scheduled for **Wednesday, May 15, 2024 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.

ZACH PETTIT, DEPUTY CITY CLERK I

Approved: _____