

CALL TO ORDER

Session 24-11, a Regular Meeting of the Planning Commission was called to order by Chair Scott Smith at 6:30 p.m. on June 19th, 2024 at the Cowles Council Chambers in City Hall, located at 491 E. Pioneer Avenue, Homer, Alaska, and via Zoom Webinar.

PRESENT: COMMISSIONER BARNWELL, VENUTI, SMITH, CONLEY, SCHNEIDER, STARK & HIGHLAND

STAFF: DEPUTY CITY CLERK PETTIT, CITY PLANNER FOSTER

AGENDA APPROVAL

Chair Smith read the supplemental items into the record and requested a motion and a second to approve the agenda as amended.

SCHNEIDER/BARNWELL MOVED TO APPROVE THE AGENDA AS AMENDED.

There was no discussion.

VOTE: NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

PUBLIC COMMENTS UPON MATTERAS AREADY ON THE AGENDA

RECONSIDERATION

A. Conditional Use Permit (CUP) 24-08, Commissioner Highland

HIGHLAND/VENUTI MOVED TO RECONSIDER CUP 24-08, PER HCC 21.18.030(M) MORE THAN ONE BUILDING CONTAINING A PERMITTED PRINCIPAL USE ON A LOT AT 3684 MAIN STREET.

Chair Smith provided that the reason for the reconsideration was due to the possibility that some undisclosed ex-parte communication had occurred prior to the Commission's decision on CUP 24-08 at the last meeting. He emphasized that Commissioners were only to debate the merits of the reconsideration at this time, not the merits of CUP 24-08 itself.

Commissioner Highland informed the Commission that one of the emails regarding the conditions of CUP 24-08 provided by Commissioner Stark at the June 5th meeting was dated June 4th, 2024 from Jan Keiser, which suggests there was an ex-parte communication. She stated that voting yes for reconsideration would give the Commission a chance to remedy this matter by providing Commissioner Stark the opportunity to disclose the ex-parte communication.

Commissioner Stark stated that the perception of the ex-parte communication came as a result of an email that he forwarded to himself. He shared that he works with Ms. Keiser on various projects for the City, and that she frequently sends him emails with tasks that need to be done on a certain day. He continued that he had added to one of the emails he received from Ms. Keiser with notes he had taken regarding conditions for

CUP 24-08. He claimed that when forwarding the email containing the conditions to City Clerk Jacobsen, he forgot to delete all of the extra material included in the email, creating a perception of ex-parte communication.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

CONSENT AGENDA

- A. Unapproved Regular Meeting Minutes of June 5, 2024
- B. Decisions and Findings CUP 24-06, 1323 & 1335 Lakeshore Drive
- C. Decisions and Findings CUP 24-07, 1224 East End Road

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

SCHNEIDER/BARNWELL 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 24-027

City Planner Foster reviewed his report that was included in the packet. He provided updates on the Comprehensive Plan, noted the fall training that will be hosted by the Alaska Chapter of the American Planning Association, spoke to Resolution 24-065, and confirmed the Planning Commission's next work session and regular meeting for Wednesday, July 17, 2024.

- B. Comprehensive Plan Steering Committee Report

Commissioner Barnwell reported regarding online opportunities for the online survey and map.

PUBLIC HEARINGS

- A. Staff Report 24-024, a request for CUP 24-08 per HCC 21.18.030 (m), More than one building containing a permitted principal use on a lot at 3684 Main Street.

Chair Smith introduced the item by reading of the title and asked any Commissioners who needed to disclose ex-parte communication to do so.

Commissioner Schneider stated that on June 5th – the date of the Planning Commission meeting where CUP 24-08 was first heard/seen by the Commission – he had lunch at the business establishment of Councilmember Davis. Mr. Schneider added that Mr. Davis recognized him as a Planning Commissioner, and informed Mr. Schneider that he was hoping to attend the meeting to provide testimony regarding CUP 24-08. Mr. Schneider stated that he told Mr. Davis “thanks, good to know the system works,” before extricating himself from the situation.

HIGHLAND/BARNWELL MOVED THAT COMMISSIONER SCHNEIDER HAD EX-PARTE COMMUNICATIONS REGARDING CUP 24-08.

Commissioner Conley asked Mr. Schneider if he felt that the communication swayed his judgement or partiality to the CUP, to which Mr. Schneider replied that he did not.

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: VENUTI, SMITH, HIGHLAND, CONLEY, STARK, BARNWELL.

Motion failed.

Commissioner Stark stated that he created a perception of an ex-parte communication in his email exchange with Jan Keiser.

HIGHLAND/VENUTI MOVED THAT COMMISSIONER STARK HAD EX-PARTE COMMUNICATIONS REGARDING CUP 24-08.

Commissioner Highland asked some clarifying questions about whether Mr. Stark had spoken to Ms. Keiser about CUP 24-08 prior to the meeting. Mr. Stark replied that he and Ms. Keiser work together on various projects, and further that she mentioned something about CUP 24-08 while the two were working on an unrelated project. He stated that he drafted the conditions on his own and didn't take into consideration anything that Ms. Keiser had mentioned previously about the CUP.

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: SMITH, HIGHLAND, CONLEY, BARNWELL, VENUTI.

VOTE: NO: SCHNEIDER.

Motion carried.

Chair Smith noted that Commissioner Stark was welcome to stay at the table, but that he wouldn't be permitted to participate in the discussion for CUP 24-08.

City Planner Foster reviewed the Staff Report included in the packet that was also part of the June 5th meeting packet, noting that the only addition to the staff report was the draft decisions and findings for CUP 24-08. He

added that the decisions and findings would typically go on the consent agenda, but given that this item was up for reconsideration that wouldn't have been appropriate to have them there.

Chair Smith opened the floor to the applicant, Robert Bornt. Mr. Bornt stated that he feels unfairly pressured to alter his property and business operations, particularly regarding the height of his structures and the cleanup of his lot. He shared that a fairer approach would be to create a condition for the CUP that requires his buildings to resemble a residential structure while pointing out that his vehicles and materials are actively used and maintained.

Chair Smith opened the public hearing.

Scott Adams, city resident, stated that it seemed that the Commission was going after some items that weren't actually germane to the CUP itself. He added that he was the one that suggested possibly lowering the building because he wasn't sure if the City was interested in seeing structures of that height. He said that he was hopeful that the Commission would look at the application itself and not worry about the junk cars or garbage.

Chair Smith closed the public hearing.

Mr. Bornt rebutted that he understands where Mr. Adams is coming from, but that he didn't see it as consistent with the community that has two-story garage under residents on the same street.

Chair Smith opened the floor to comments and questions from the Commissioners.

Commissioner Venuti inquired if there had ever been an environmental assessment conducted on the property. Mr. Bornt answered that when he purchased the property in 2014 there was a phase one that exposed everything, and there were no signs of anything to be concerned about at that time. Subsequently, about two years ago OSHA came and took samples throughout the whole property. They came up with the finding that there were some issues with the "brown mud that has asbestos in it." Mr. Bornt continued, sharing that he did a complete remodel to the building, and OSHA signed off on it saying that as long as it was covered up and he wasn't causing the asbestos to return, there wouldn't be a problem with environmental toxic residue.

Chair Smith re-read the motion that was back on the floor as a result of the reconsideration:

STARK/HIGHLAND MOVED TO ADOPT STAFF REPORT PC-24-024 AND RECOMMEND APPROVAL WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

1. THE PROPERTY OWNER NEEDS TO CONTACT AND WORK WITH ADEC FOR AN ENGINEERED COMMUNITY SEWER DESIGN.
2. THE APPLICANT MUST DEMONSTRATE COMPLIANCE WITH CHAPTERS 1-3 OF THE COMMUNITY DESIGN MANUAL WITH THE SUBMISSION OF A ZONING PERMIT.
3. A MORE DETAILED SITE PLAN BE PROVIDED.
4. ALL GARBAGE CONTAINERS, CONNEXES, ABANDONED VEHICLES, AND EQUIPMENT SHALL MEET HOMER CITY CODE IN ACCORDANCE WITH THE ZONING PERMIT.
5. STORAGE OF RVS AND BOATS SHALL COMPLY WITH HOMER CITY CODE AND COMMUNITY DESIGN MANUAL.
6. APPLICANT EVALUATE PARKING POSSIBILITIES BETWEEN CABINS PER HOMER CITY CODE.

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: YES: SCHNEIDER, HIGHLAND, CONLEY, BARNWELL, VENUTI, SMITH.

Motion carried.

- B. Staff Report 24-028, a request for Conditional Use Permit (CUP) CUP 24-09 per HCC 21.22.030 (a), More than on building containing a permitted principal use on a lot. The applicant proposed twenty-five single-family dwellings at 955 Sterling Highway. T 6S R 13W SEC 19 SEWARD MERIDIAN HM GOVT LOT 3 EXCLUDING YUKON VIEW SUB

Chair Smith introduced the item by reading of the title. Commissioner Highland noted at that time that she might have a potential conflict of interest, citing her service on the South Kenai Peninsula Hospital Service Area Board.

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

Commissioner Venuti asked Commissioner Highland if there was anything that she would gain from this, to which she replied she would not gain anything from this.

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: CONLEY, STARK, BARNWELL, VENUTI, SMITH, SCHNEIDER.

Motion failed.

A point of order was called by Commissioner Schneider who stated that he needed to disclose a potential conflict of interest as well. Mr. Schneider shared that the applicant and himself had a business relationship for many years. He added that the business relationship ended on good terms several years ago.

HIGHLAND/BARNWELL MOVED THAT COMMISSIONER SCHNEIDER HAS A CONFLICT OF INTEREST.

Commissioner Highland questioned if Commissioner Schneider had anything financially to gain from this. Mr. Schneider stated that he didn't have anything to gain financially from this project.

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: CONLEY, STARK, BARNWELL, VENUTI, SMITH, HIGHLAND.

Motion failed.

Commissioner Stark inserted that he needed to disclose two potential ex-parte communications. He shared that there were a few people who started to broach subjects to him, and that when he brought it to their attention it ended right there.

HIGHLAND/CONLEY MOVED THAT COMMISSIONER STARK HAD A POTENTIAL EX-PARTE COMMUNICATION.

Commissioner Conley asked Commissioner Stark if he felt that this would have any impact on the decisions he makes tonight, to which Mr. Stark replied "No."

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: BARNWELL, VENUTI, SMITH, SCHNEIDER, HIGHLAND, CONLEY.

Motion failed.

City Planner Foster reviewed the staff report in the packet.

Chair Smith opened the floor for the applicant, Bill Hand. Mr. Hand stated that he feels they have a pretty nice plan. He added that Seabright Survey & Design provided a good layout for the project, and that Bishop Engineering is taking care of other things like drainage. He agreed that there was a need for a fence at the back of the property and took the blame upon himself for not including it in the plans. Mr. Hand stated that he felt the fire department requesting two fire hydrants for the project seemed a bit excessive.

Chair Smith opened the public hearing.

Larry Slone, city resident, asked for more clarification on whether the owner has contracts with either the Kenai Peninsula Borough or the South Peninsula Hospital. He also asked what types of individuals would be using these housing units.

Scott Adams, city resident, shared some of his concerns, beginning with the storage buildings and the maintenance building that are both right on the highway. He suggested moving the buildings so that they aren't right up against the road. His second concern was that there needs to be two fire hydrants, especially if that's being requested by the fire department. He raised the question on whether there's been any discussion regarding a crosswalk for children from the proposed housing development to walk safely across the highway to get to school. Last, he questioned if the subdivision would be paved or if it would be a gravel road.

Chair Smith closed the public hearing.

Mr. Hand stated that he does have a signed contract from the Borough and the South Peninsula Hospital for these units. The units are rentals for nurses and doctors that will be working at the hospital, and the lease terms can be anywhere from 2-3 months or 1-2 years. Mr. Hand provided that the hospital currently leases 38 different rentals around the City of Homer, and noted that building this 25-unit complex will free up some of the other rentals for the general public to rent. He said it would be possible to move the storage units if that is a requirement, but stated that the maintenance building is in a good spot given its proximity to the utilities in the area. He stated that they're planning to have a gravel driveway.

City Planner Foster added some clarification that what is being reviewed by the Commission is the land use and the review criteria for the CUP. He noted that the contract isn't relevant criteria for the CUP. Mr. Foster stated that the storage structures will likely need to be adjusted for the final site plan to be in accordance with the Gateway Business District.

Chair Smith opened the floor to comments and questions from the Commissioners.

Commissioner Highland asked Mr. Hand if he had read the public comments received from Jan Keiser and Janie Leask alluding to potential geological issues pertaining to this CUP. Mr. Hand stated that he had not yet had a chance to read what Ms. Keiser wrote, but noted that he had multiple conversations about the property with Ms. Keiser prior to her retirement from her position with the City. Mr. Hand acknowledged the extreme erosion that is caused on his property due to the culverts in the area. He added that EMC Engineering did some preliminary soil testing and evaluated drainage, and also shared that Bishop Engineering has devised a solid plan for the drainage. He mentioned the possibility of installing a curtain drain across the front of the bluff to minimize the erosion. There was also potential that there may have been some coal mines under the property, but Mr. Hand shared that after having a radiologist investigate it, they discovered that there weren't any coalmines within 1,400-1,600 feet of the property.

Commissioner Barnwell asked City Planner Foster why the geotechnical component isn't included as a part of his analysis. Mr. Foster answered that the CUP is based on the review criteria, and that the zoning permit is when other things such as drainage, storm water and the Army Corps of Engineers determination on the property would be addressed. He added that the Public Works Department, including the City Engineer, has reviewed all of the documents that are a part of this application, and they didn't have any comments or concerns at this point.

Commissioner Venuti raised a concern of public safety to City Planner Foster, noting that this property is located in an area of town where there tends to be excessive speeding due to the sudden change in speed on the Sterling Highway. He added that there will be children living on this property, and stated that he's concerned about the safety of the children when crossing the highway to get to school and the playground. Mr. Foster stated that the Sterling Highway is a state-maintained road, and that the applicant shouldn't be penalized for things that are outside of their control.

Commissioner Highland asked the applicant if there were any sidewalks along the road within the property boundaries. Mr. Hand answered that they do not have any sidewalks in the property, but they do have a 24 foot wide driveway. Ms. Highland then stated that the fence should be moved further back into the property given its proximity to the bluff.

Commissioner Conley agreed with Commissioner Venuti that there is a traffic concern in dealing with this CUP, but also stated that he doesn't expect the applicant to take the full burden of it. He asked City Planner Foster to weigh in on the threshold requirement. Mr. Foster explained that even with the perfect storm of every single person leaving the proposed development simultaneously, the number is still under that threshold. Mr. Foster used the Aspen Suites Hotel as an example, demonstrating that this is a piece of property on one of the busier sections of the Sterling Highway in Homer that's also right across from the grocery store, and seldom are there ever congestion issues in that area.

Commissioner Conley asked the applicant if there was any future development planned for the remaining 9 acres of land. Mr. Hand stated that there is no future development planned as of right now, but that there is a 15 foot-wide drainage that's going to come down from the Sterling Highway all the way down to the beach. He added that there's a 2.75 acre area that could possibly be developed in the future.

Commissioner Venuti inquired with the applicant about what the process will be for snow removal. Mr. Hand inserted that there are 2-3 areas near the dumpsters where the snow can be dumped. He added that he has his own articulating plow trucks along with some pretty good plow guys.

Commissioner Schneider agreed with Commissioner Venuti's concern regarding the safety of the children crossing the road to get to school, noting that wife is a teacher at Homer Middle School and has a hard time crossing the highway when walking to work in the mornings. He asked if the storage sheds on the property were for the use of the tenants, the Borough, or for the applicant himself. Mr. Hand stated that South Peninsula Hospital requested the storage units.

Commissioner Barnwell asked the applicant if he would come back to the table after conducting a geological hazard risk assessment of this particular property. Mr. Hand reinforced that it's really difficult to pour six figures into engineering before even starting the project. He stated that he couldn't think of anything more ideal to put on that property than 25 single-family dwellings, citing the fact that the weight is dispersed over 4.5 acres. City Planner Foster interjected that all of the easy-to-develop properties in Homer have already been developed, so now the City is seeing a lot of development on the more challenging properties.

Commissioner Stark suggested to the applicant to have more than one ingress and egress into the property in the event of an emergency. Chair Smith asked the applicant if he's had the chance to evaluate having two accesses versus just one. Mr. Hand stated that the original plan called for a wrap around, drive-through access, but he recalled that the reason they decided against it was that it would cause more congestion. He added that in design they made sure that there would be plenty of room for firetrucks to turn around. City Planner Foster added that many times on a road such as the Sterling Highway, it can actually be preferred to have fewer curb cuts and access points as these create the potential for more comings and goings, and therefore could lead to potential conflicts.

Commissioner Stark asked the applicant if he would consider installing a dedicated playground on the property given the additional space. Mr. Hand stated that one of the conditions of the hospital was to have a dog park area. He added that the property in that 4.5 acres doesn't lend itself well to extra amenities.

SCHNEIDER/HIGHLAND MOVED TO ADOPT STAFF REPORT 24-028 AND RECOMMEND APPROVAL WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

- 1: STRONGLY ENCOURAGE THE APPLICANT TO PLACE A SAFETY FENCE ALONG THE CLIFF THAT WILL DISCOURAGE OR PREVENT KIDS FROM GETTING CLOSE TO THE EDGE AND POTENTIALLY FALLING OVER THE EDGE.
- 2: THE APPLICANT MUST DEMONSTRATE COMPLIANCE WITH CHAPTERS 1-3 OF THE COMMUNITY DESIGN MANUAL WITH THE SUBMISSION OF A ZONING PERMIT.

Commissioner Venuti commented that this project could meet all of the City Codes, but if it's an unsafe location and a bad idea, he didn't feel the need to approve the CUP.

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: BARNWELL, VENUTI, HIGHLAND
VOTE: YES: SMITH, SCHNEIDER, CONLEY, STARK

Motion carried.

Chair Smith recessed the meeting at 8:48 p.m. The meeting was called back to order at 8:58 p.m.

- C. Staff Report 24-029, a request for Conditional Use Permit (CUP) CUP 24-10 per HCC 21.12.030 (m), More than one building containing a permitted principal use on a lot. The applicant proposes three single-family dwellings at 2065 East End Road. T 6S R 13W SEC 16 SEWARD MERIDIAN HM 0820047 SCENIC VIEW SUB NO 6 LOT F7-A EXCLUDING DOT ROW

Chair Smith introduced the item by reading of the title. Commissioner Highland chimed in to disclose a potential conflict of interest. She stated that she is the president of the Kachemak Bay Equestrian Association, noting that her association owns and runs the Cottonwood Horse Park, which is within 300 feet of the proposed development. She added that she won't gain anything financially from this.

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

Commissioner Conley asked Commissioner Highland if the proximity would sway her decision one way or another. She replied that it would not.

Commissioner Venuti asked Commissioner Highland if she had anything to gain from this financially. She stated that there was nothing to gain financially for her.

Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: VENUTI, SMITH, SCHNEIDER, CONLEY, STARK, BARNWELL

Motion failed.

City Planner Foster reviewed the staff report included in the packet.

Chair Smith opened the floor for the applicant, Bill Hand. Mr. Hand stated that this project was for a client who has multiple businesses in town and needs employee housing.

Chair Smith opened the public hearing, but there were no public comments made.

Chair Smith opened the floor for comments and questions from the Commission.

Commissioner Highland questioned Mr. Hand if he was planning on filling in the drainage ditch that runs from north to south on the upper lot. Mr. Hand clarified that the area Ms. Highland was referring to was actually a pre-existing driveway that used to host a mobile home trailer prior to the trailer being torn down. He added that there's also a gravel pad at the bottom of the driveway.

SCHNEIDER/BARNWELL MOVED TO ADOPT STAFF REPORT 24-029 AND RECOMMEND APPROVAL WITH FINDINGS 1-10 AND THE FOLLOWING CONDITIONS:

- 1: THE SCENIC VIEW NO. 6 PIER 59 2024 REPLAT PRELIMINARY PLAT FOR A LOT LINE VACATION TO COMBINE THE TWO PROPERTIES MUST BE APPROVED AND FINALIZED BY THE KENAI PENINSULA BOROUGH.
- 2: OUTDOOR LIGHTING MUST BE DOWN LIT PER HCC 21.59.030 AND THE COMMUNITY DESIGN MANUAL.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PLAT CONSIDERATION

A. Staff Report 24-030, Scenic View No. 6 Pier 59 2024 Replat Preliminary Plat

Chair Smith introduced the item by reading of the title.

HIGHLAND/SCHNEIDER MOVED TO EXTEND THE MEETING TIME FOR AN HOUR UNTIL 10:30 P.M.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

Commissioner Highland stated that she had a potential conflict of interest due to the plat being located right next to the Kachemak Equestrian Association property.

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

With no further discussion, Chair Smith requested the Clerk to perform a roll-call vote.

VOTE: NO: VENUTI, SMITH, SCHNEIDER, CONLEY, STARK, BARNWELL.

Motion failed.

City Planner Foster reviewed the staff report included in the packet.

Chair Smith opened the floor for the applicant. Katie Kirsis, who stated that she was the surveyor, noted that she prepared the lot line vacation plat. She added that the utilities are coming up from Shannon Lane, and that the main purpose of the lot line vacation is to get new improvements on the same services as discussed with Public Works and John Bishop.

Chair Smith opened the floor for public comments.

Scott Adams, city resident, questioned if this was being discussed as a subdivision. Chair Smith informed him that this was a plat consideration.

Chair Smith closed the public comment period and opened the floor to comments or questions from the Commission.

HIGHLAND/BARNWELL MOVED TO ADOPT STAFF REPORT 24-030 AND RECOMMEND APPROVAL OF THE SCENIC VIEW NO. 6 PIER 59 2024 REPLAT PRELIMINARY PLAT WITH THE FOLLOWING COMMENT:

1: RECOMMEND THE SURVEYOR PROVIDE THE APPROXIMATE LOCATION OF KNOWN EXISTING MUNICIPAL WASTEWATER AND WATER MAINS AND OTHER UTILITIES WITHIN THE SUBDIVISION AND IMMEDIATELY ABUTTING THERETO, OR A STATEMENT FROM THE CITY INDICATING WHICH SERVICES ARE CURRENTLY IN PLACE AND AVAILABLE TO EACH LOT IN THE SUBDIVISION TO THE PRELIMINARY PLAT.

There was no further discussion.

VOTE: NON-OBJECTION: UNANIMOUS CONSENT.

Motion carried.

PENDING BUSINESS

NEW BUSINESS

INFORMATIONAL MATERIALS

- A. PC Annual Calendar
- B. 2024 Meeting Dates & Submittal Deadlines

Chair Smith noted the informational materials included in the packet.

COMMENTS OF THE AUDIENCE

Larry Slone, city resident, stated that he foresees some serious geological and traffic-related issues with CUP 24-09. He briefly spoke about ex-parte communication. Lastly, he commended Commissioner Highland for her time spent serving on the Planning Commission.

Scott Adams, city resident, thanked Commissioner Highland for her service to the City of Homer. Speaking to CUP 24-10, he noted that it was classified as a subdivision, yet it has a driveway going in and servicing three structures. He compared that to CUP 24-09 where a driveway is going in and servicing residential. He claimed that CUP 24-09 should've been classified as a subdivision as well. He also touched on the possibility of a crosswalk and a playground for CUP 24-09.

Heath Smith, city resident, extended his gratitude to Commissioner Highland for all of her years of service. He stated that he will aspire to be as thorough and considerate as she has been.

COMMENTS OF THE STAFF

City Planner Foster thanked Commissioner Highland for her service.

Deputy City Clerk Pettit thanked Commissioner Highland for her service.

COMMENTS OF THE MAYOR/COUNCILMEMBER (If Present)

COMMENTS OF THE COMMISSION

Commissioner Venuti thanked Commissioner Highland for her service and congratulated Chair Smith on his reappointment.

Commissioner Barnwell thanked Commissioner Highland for her service.

Commissioner Schneider thanked Commissioner Highland for her service.

Commissioner Conley thanked Commissioner Highland for her service.

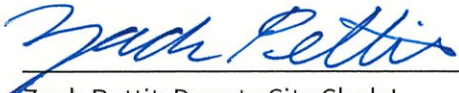
Commissioner Stark thanked Commissioner Highland for her service, and thanked City staff and the public.

Chair Smith thanked the public and City staff. He thanked Commissioner Highland for her service.

Commissioner Highland thanked everyone for the meaningful comments. She noted that it will be the first time in many years that there won't be a woman on the Planning Commission.

ADJOURN

There being no further business to come before the Commission Chair Smith adjourned the meeting at 9:48 p.m. The next Regular Meeting is **Wednesday**, July 17, 2024 at 6:30 p.m. 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: 7/17/2024